



Elizabeth North, 14 Donnington Road

Perfect Purse Pleaser

Set on a beautiful block with an ample 18 metres of frontage (approx.), this home is primed for those with plans for immediate return and future development (STCC). Built in 1960, the home still has plenty of life left yet, with convenient layout and relatively clear land.

The main features of the home include an updated bathroom, split system in the kitchen/dining, and sturdy timber floors throughout most spaces. The most attractive aspect to the area is the rental yield, one of the best you'll find in the state! Tie this in with it's prime location, and you've got yourself an asset that will almost look after itself.

Featured on the right of the home is an undercover carport, coming off of the main structure. The backyard is a somewhat of a blank canvas, with little vegetation, and much room to grow. This adds to the flexibility of the block itself, with little to clear if subdivision is in mind (STCC)



For Sale
\$419,000 - \$449,000

View
ljhooker.com.au/66SFFDC

Contact
Bradley Clarke
0422 070 240
brad.clarke@ljhcs.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Craigmore | Elizabeth | Salisbury
(08) 8255 9555

It is with great pleasure that LJ Hooker Craigmores | Elizabeth | Salisbury and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240.

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- A leisure stroll to the magnificent Kalara Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Drakes for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 2-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Please note this home is currently tenanted at \$365 per week on a periodic lease.

Specifications:

CT / 6047 / 435

Council / Playford

Zoning / GN

Built / 1960

Land / 682m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$153.70pq approx

Estimated rental assessment: \$410 - \$430 p/w (Written rental assessment can be provided upon request)

Nearby Schools / John Hartley School, Elizabeth North Primary & Preschool, Elizabeth Downs Primary School

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Craigmores | Elizabeth |
Salisbury
(08) 8255 9555**

More About this Property

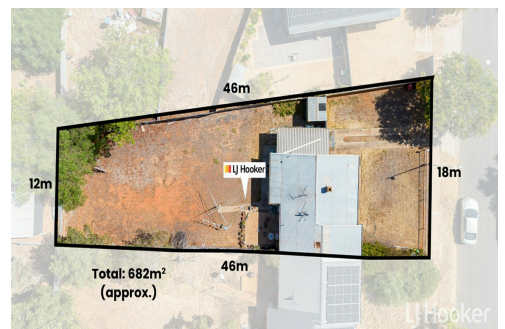
Property ID	66SFFDC
Property Type	House
House Size	88 m2
Land Area	682 m2
Including	Toilets (1)

Bradley Clarke 0422 070 240

Sales Representative | brad.clarke@ljhces.com.au

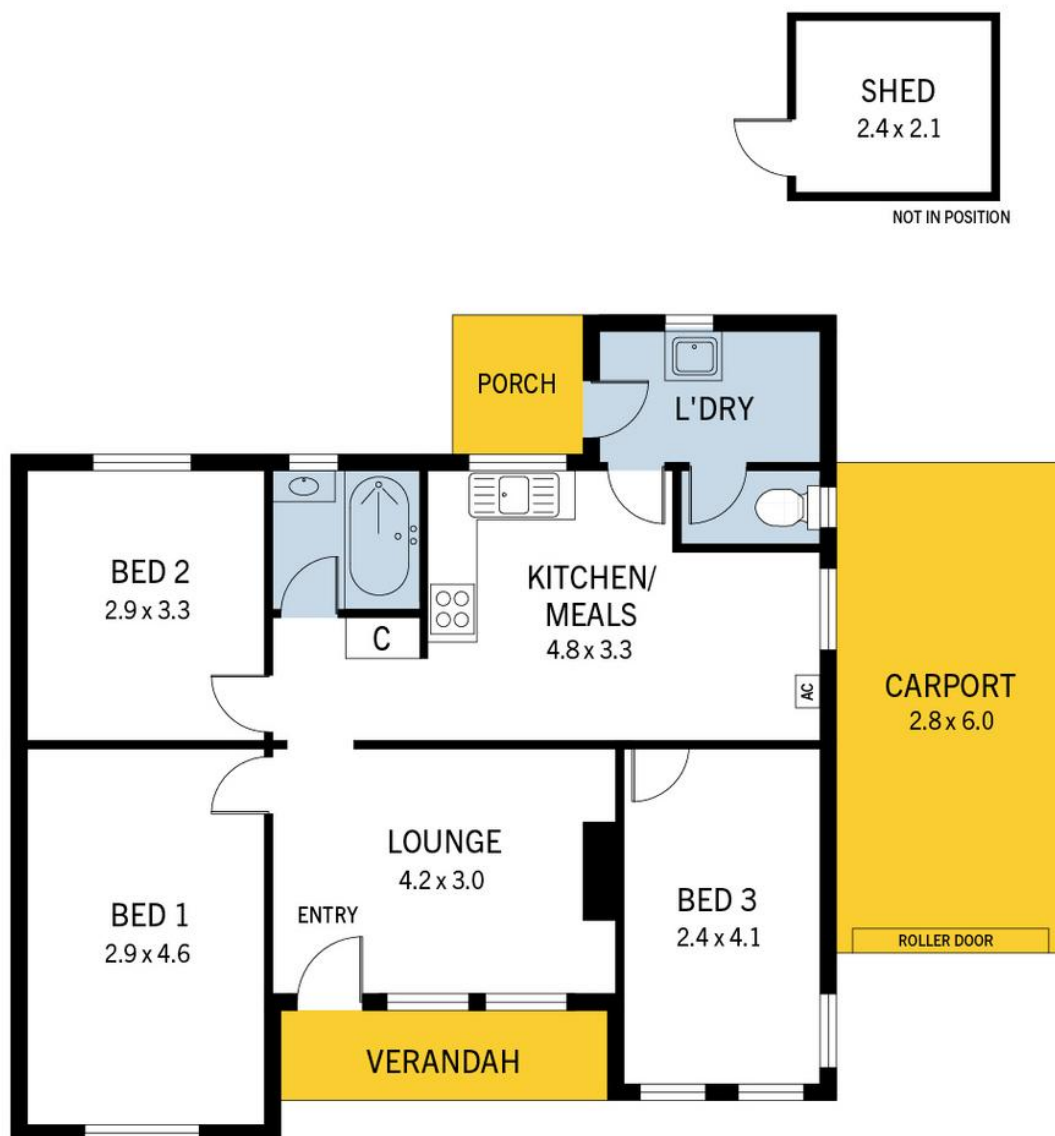
LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**



14 Donnington Road, Elizabeth North

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior
Exterior
Shed

74m²
24m²
05m²

103m²
TOTAL