



18 Yarnbury Road, Elizabeth North

Ideal Starter or Investment Opportunity

Andrew Rose from LJ Hooker is delighted to present this fantastic opportunity-perfect for first-home buyers, savvy investors, or anyone seeking a well-maintained property on a generous 597sqm (approx.) allotment.

Step inside to discover three spacious bedrooms, with the master and bedroom two both offering built-in robes. A light-filled lounge provides a warm and inviting space to unwind, while the adjoining kitchen and dining area deliver a practical and comfortable layout ideal for everyday living. The kitchen is neat, functional, and complete with ample storage, ensuring mealtimes are a breeze.

Outside, the appeal continues with a secure carport featuring a roller door, along with a large shed-ideal for storage, projects, or hobbies. The backyard is neat and tidy, providing plenty of space to entertain guests or simply unwind in the sunshine.

Key Features:

- Three generously sized bedrooms
- Neat and practical kitchen with excellent storage
- Heating and cooling

3 1 1

FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au

James Frencken
0476 871 921
james.frencken@ljhces.com.au

AGENCY

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

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

- Large shed
- Secure carport with roller door
- Roller Shutters

Specifications:

- CT / 5107/456
- Council / Playford
- Built / 1960
- Land / 597m2 (approx.)
- Easements / Subject to Party wall right(s) over the land marked E (RE 7421346)

Together with party wall right(s)

- Estimated rental assessment / \$430-\$450 per week

This property is currently tenanted at \$430 per week until September 2026.

Ideally positioned close to Elizabeth City Shopping Centre, local schools, and convenient public transport options including bus routes and the train station. Plus, easy access to Main North Road makes commuting to the city simple and stress-free.

Whether you're searching for your first home, a smart investment, or a low-maintenance place to downsize, this property ticks all the boxes.

Contact Andrew Rose from LJ Hooker today and secure this great opportunity!

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

MORE DETAILS

Property ID	680AFDC
Property Type	House
House Size	91 m2
Land Area	597 m2

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

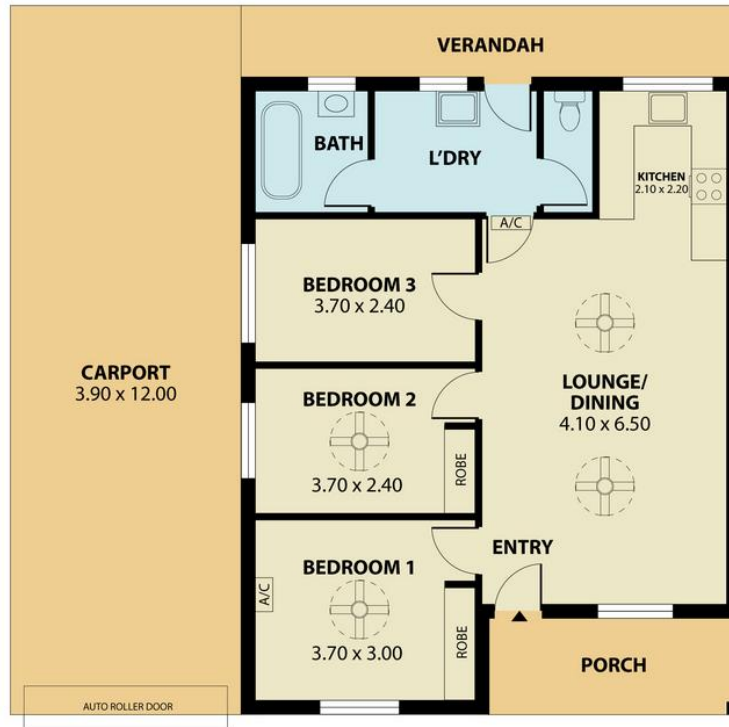
James Frencken 0476 871 921

Sales Representative | james.frencken@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





18 Yarnbury Road, Elizabeth North



INTERNAL - 75.5 SQM
 EXTERNAL - 83.2 SQM
 TOTAL - 158.7 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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.