



## Elizabeth North, 201 Woodford Road

Exciting Development Opportunity on a Spacious 1,256m<sup>2</sup> (Approx.) Block!

Presented with pride by Gareth Dickins, this charming home is nestled on a peaceful suburban street and offers a golden opportunity for, first-time homebuyers, savvy investors or visionary property developers.

Full of character and potential, this property is a blank canvas ready for your dream home vision - with promising rewards in the future. Plus, the location couldn't be better - within walking distance to schools, cinemas, restaurants, the Elizabeth Medical Centre, and scenic parks.

Features we love:

- A warm and inviting formal lounge, perfect for welcoming guests
- A well-equipped kitchen with an electric cooktop, oven, and filtered water system
- Master bedroom and second bedroom with spacious built-in robes



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/66XEFD](http://ljhooker.com.au/66XEFD)

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



- Three bedrooms sharing a neat and well-maintained bathroom
- An expansive backyard - a true gem for outdoor living
- Steel-framed verandah with paved flooring, perfect for entertaining
- Poolside area offering endless possibilities for relaxation and enjoyment

This property's unique features and exceptional location make it a rare find. Investors will appreciate the added sense of security, and those looking to settle into a new home or pursue a development project will find incredible potential here.

Please note, this property is tenanted at \$470 per week until August 2025.

Everything you could ever need is perfectly positioned only moments from this comfortable abode. You are within walking distance to Bedchester Reserve, Argana Park and the Elizabeth North Primary School and Preschool. It is just a few minutes drive to the bustling Munno Para Shopping City with many shopping, dining and amenity options. If you work in the city, you can be in the Adelaide CBD within 40 minutes.

Don't miss this incredible opportunity - call Gareth Dickins today for more information!

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 About this Property

Property ID	66XEFD
Property Type	House
House Size	113 m²
Land Area	1256 m²

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## 201 Woodford Road, Elizabeth North

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by **Property Portraits**

Interior	98m <sup>2</sup>
Shed	38m <sup>2</sup>
Exterior	112m <sup>2</sup>

**248m<sup>2</sup>**  
**TOTAL**