



27 Charford Street, Elizabeth North

A Neat and Tidy Gem Ready for Its Next Chapter

Andrew Rose of LJ Hooker proudly presents this neat and tidy home, offering a fantastic opportunity for first home buyers, downsizers or investors seeking a move-in ready property in a convenient location.

Positioned on a generous 533sqm allotment directly opposite Braemore Reserve, the home combines comfort, practicality and low-maintenance living. With appealing street presence and the added convenience of a secure single carport with roller door, this well-presented property offers both peace of mind and everyday ease.

Inside, the home welcomes you with a bright and inviting lounge room, complemented by polished floorboards that flow throughout. There are three good sized bedrooms, providing comfortable accommodation and flexibility for families or tenants.

The kitchen is well equipped with ample cupboard space, stainless steel oven, gas cooktop and rangehood, and overlooks a spacious meals area that forms the heart of the home. The bathroom includes a stylish freestanding bath, adding a touch of charm to the property.

Step outside and you will find a large rear verandah and paved

3 1 2

FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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AGENCY

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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

entertaining area, perfect for gatherings with family and friends. The backyard offers a lovely grassed area, low maintenance gardens and a garden shed, along with plenty of space for additional parking for vehicles, a boat or trailer.

Key features we love:

- Neat as a Pin
- Large veranda area
- Heating and Cooling
- Great Street Appeal
- Single Carport
- Opposite a Reserve
- 533 Sqm (Approx.)

Specifications:

- CT / 5333/850
- Council / Playford
- Built / 1960
- Land / 533m2 (approx.)
- Easements / See Title

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E TO THE ETSA CORPORATION (RTD 7891448)

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED W (RE 7909818)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED X (RE 7909818)

- Estimated rental assessment / \$TBA per week

The location adds even more appeal, with Braemore Reserve just across the road offering playground facilities, BBQ areas and open green space. Nearby schooling options include Elizabeth North Primary School and St Thomas More School, while Munno Para Shopping Centre and Elizabeth City Centre provide easy access to shopping, cafes, restaurants, gyms and everyday conveniences.

Whether you are looking to move straight in, invest or secure a well-presented property on a generous block, this home is an opportunity not to be missed.

Contact Andrew Rose 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 DETAILS

Property ID 68GJFDC
Property Type House
House Size 83 m2
Land Area 533 m2

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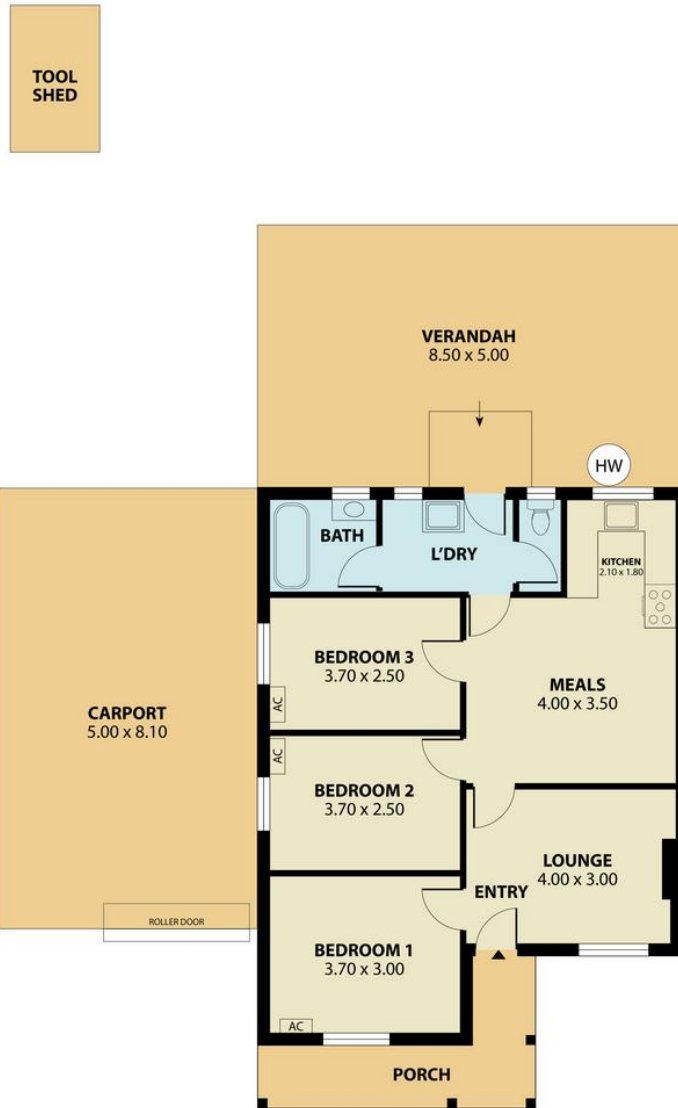
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INTERNAL - 73.2 SQM
 EXTERNAL - 91.1 SQM
 TOTAL - 164.3 SQM

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.

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