



3 Larkhill Road, Elizabeth North

First Time Offered in Over 60 Years

Offered to the market for the first time in over six decades, this much-loved solid red brick home presents an outstanding opportunity for first-home buyers, growing families, investors or those seeking an affordable property with exceptional future potential.

Proudly held by the same family since 1960, this well-maintained residence sits on a generous Torrens-titled allotment of approximately 690sqm and offers around 101sqm of comfortable living space. Freshly painted throughout and ready to move straight into, the home combines timeless character with everyday practicality.

Inside, you'll find 3 bedrooms, a spacious lounge room perfect for relaxing and a well-maintained kitchen overlooking the adjoining meals area, offering a practical space for everyday family living. A centrally positioned bathroom is complemented by a separate laundry and a separate toilet, while split-system air conditioning ensures year-round comfort.

Step outside and discover an undercover entertaining area with direct access from the home, ideal for family gatherings, weekend barbecues or simply enjoying the outdoors.

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FOR SALE
\$650,000 - \$680,000

VIEW
Sat 4th Jul @ 12:00PM - 12:30PM

AGENTS
Darren Hutton
0408 086 249
darrenh@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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**

The outdoor space is where this property truly offers. A double-length undercover carport, ample off-street parking and valuable double-gated side access provide plenty of room for a caravan, boat, trailer, or additional vehicles. A substantial 4.8m x 6m shed, together with an additional garden shed offers exceptional storage and workspace for tradies, hobbyists, or those simply needing extra room.

Conveniently positioned in Elizabeth North, the home is just moments from local parks, schools, Elizabeth City Centre, Munno Para Shopping Centre, public transport and Main North Road, providing an easy commute to surrounding suburbs and the Adelaide CBD.

Features:

- Solid red brick home on a Torrens-titled allotment of approximately 690sqm.
- Approximately 101sqm of internal living space.
- Spacious lounge room.
- Well-maintained kitchen with adjoining meals area.
- Centrally located bathroom.
- Separate laundry and separate toilet.
- Freshly painted throughout.
- Split-system air conditioning.
- Undercover outdoor entertaining area.
- Double-length undercover carport.
- Ample off-street parking.
- Double-gated side access for a caravan, boat, trailer, or extra vehicles.
- Large 4.8m x 6m shed plus additional garden shed.

A rare offering in a tightly held location, this much-loved home delivers immediate comfort, outstanding functionality, and exciting scope for the future. Whether you're looking to move straight in, invest, renovate, or extend (STCC), this is an opportunity not to be missed.

For any further information, or to make a time to inspect, please contact Darren Hutton on 0408 086 249.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

MORE DETAILS

Property ID 1W5UG54
Property Type House
House Size 101 m2
Land Area 690 m2
Including Air Conditioning
Outdoor Entertaining
Workshop
Secure Parking
Fully Fenced
Water Tank

Darren Hutton 0408 086 249

Sales Partner | Sales Specialist | darrenh@ljhsales.com.au

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3 Larkhill Road,
ELIZABETH NORTH



Living:	89.95SQM
Porch/Shed:	35.57SQM
Verandah:	44.80SQM
Carport/Pergola:	105.69SQM
TOTAL:	276.01SQM



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.