



## Elizabeth North, 35 Birdbush Street

### A Bird in The Hand

Endless in allure, this quaint semi detached home pays homage to the picket fence and finer detailing on the front porch. The neutral colour tones and well kept paint, aid the investment opportunity on offer, with rent already coming in.

An updated kitchen, floors, and newer split system complete a hassle free opportunity you should be sure not to miss. Lastly, the land portion on offer is quite sizeable, with capital growth potential down the track, Elizabeth North being one of the highest in this category Statewide.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth | Salisbury, Bradley Clarke and Gareth Dickins 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

2 1 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/67BMFDC](http://ljhooker.com.au/67BMFDC)

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**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**



Location highlights:

- Convenient access to the Northern Connector, taking only 35 minutes to arrive in the city
- A leisure stroll to the magnificent Argana Park
- 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 5-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 \$380 per week until November 2025

Specifications:

CT / 5265 / 723

Council / Playford

Zoning / GN

Built / 1960

Land / 507m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

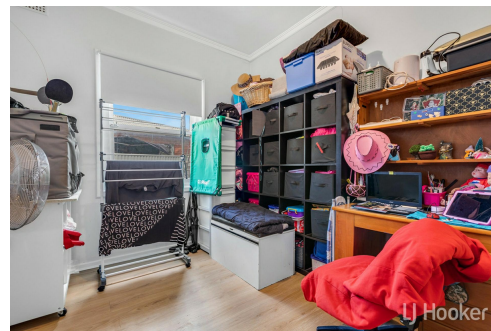
Estimated rental assessment: \$390 - \$420 p/w (Written rental assessment can be provided upon request)

Nearby Schools / John Hartley School, Smithfield Plains Preschool, St Columba College

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	67BMFDC
Property Type	House

**Gareth Dickins 0417883329**

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**Bradley Clarke 0422 070 240**

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

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

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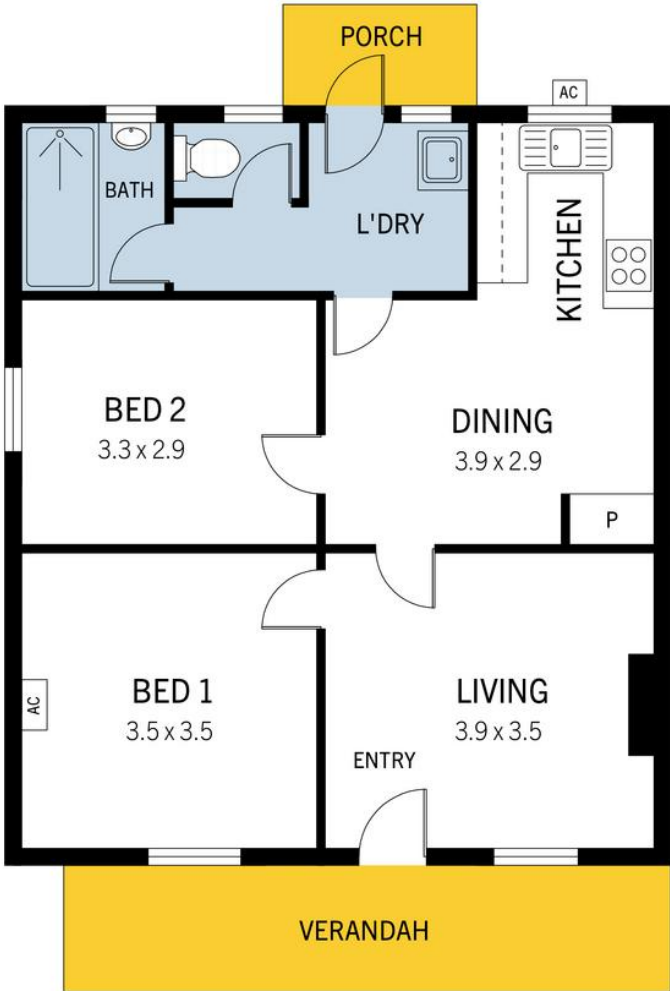


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SHED  
1.5 x 1.5

NOT IN ACTUAL LOCATION



**35 Birdbush Street, Elizabeth North**

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

Interior	84m <sup>2</sup>	100m <sup>2</sup> TOTAL
Exterior	14m <sup>2</sup>	
Shed	02m <sup>2</sup>	