

40 Tilshead Road, Elizabeth North

Opportunity Awaits —Add Value & Make It Your Own

James Frencken from LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this 3-bedroom semi-detached home, offering a fantastic opportunity for investors, renovators or buyers looking to enter the market and add value over time.

Set on a generous allotment in a convenient location, the home offers a functional layout with updated flooring to selected areas and a practical kitchen and dining space. A rear verandah provides a great outdoor area, while a small garage and additional off-street parking add everyday convenience.

With a large rear yard and plenty of scope to update or improve, this is an ideal opportunity for those willing to roll up their sleeves and unlock the potential on offer.

Key Features We Love:
- Functional layout with separate living and dining areas
- Updated flooring to selected areas
- Rear verandah for outdoor use
- Small garage with additional off-street parking
- Generous allotment with usable outdoor space

3 1 1

FOR SALE
UNDER CONTRACT BY JAMES FRENCKEN

AGENTS

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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

- Opportunity to renovate and add value
- Ideal for investors, renovators or first-home buyers

Specifications:
- CT: 5131 / 111
- Council: City of Playford
- Built: 1960
- Land: 605sqm (approx.)
- Estimated Rental Assessment: $390 - $420 per week

Easements:
- Subject to party wall right(s) over the land marked l (re 7501197)
- Subject to service easement(s) over the land marked c for sewerage purposes to south

Australian water corporation (223lg rpa)

- Together with party wall right(s) over the land marked m (re 7501197)

Conveniently located close to local shops, schools and public transport, including easy access to Womma train station for direct trips into the Adelaide CBD, along with Elizabeth City Centre and surrounding amenities nearby.

Whether you're looking to invest, renovate or secure an affordable entry into the market, this is an opportunity not to be missed.

Contact James Frencken on 0476 871 921 to register your interest today!

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	68K7FDC
Property Type	House
Land Area	605 m2

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