







Elizabeth North, 44 Tilshead Road

Starting out, Downsizing or Savvy Investors!

3 1 1

For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/662TFDC

Contact
Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au

Step into this well-maintained family home with inviting street appeal, presented by Andrew Rose and Team Rose from LJ Hooker. This property boasts a contemporary design with 3 bedrooms on a 692sqm block (aprox.) —ready for you to move in and enjoy.

Inside, discover a comfortable living area that seamlessly connects to bedroom 1 and the open-plan meals/kitchen space. The adjoining area includes 2 carpeted bedrooms, a family bathroom with separate toilet, and a good-sized laundry with access to the rear yard.

The rear yard features a verandah area, perfect for entertaining friends and family, overlooking a spacious lawn ideal for kids and pets to play. Additionally, there is a garden shed for storage and double gates providing secure parking for your vehicles.

Key Features:
- 3 bedrooms

LJ Hooker

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

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.

- Updated Kitchen
- Double gates
- Good sized backyard

Specifications:
- CT: 5131 / 109
- Council: Playford
- Built: 1960
- Land: 692m² (approx.)
- Easement: Refer CT
- Estimated rental assessment: TBA

This home is currently tenant till 30/06/2025 at $360 per week.

Nestled in Elizabeth North and only a short distance to the Womma Railway Station; Elizabeth North Primary School and centrally located between the major shopping centres of Elizabeth and Munno Para; and with plenty more parks, sports clubs, medical centres and Schools in the surrounding areas you have everything you need in easy reach.

Reach out to Andrew Rose today to schedule a viewing. Your ideal home is waiting for you!

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











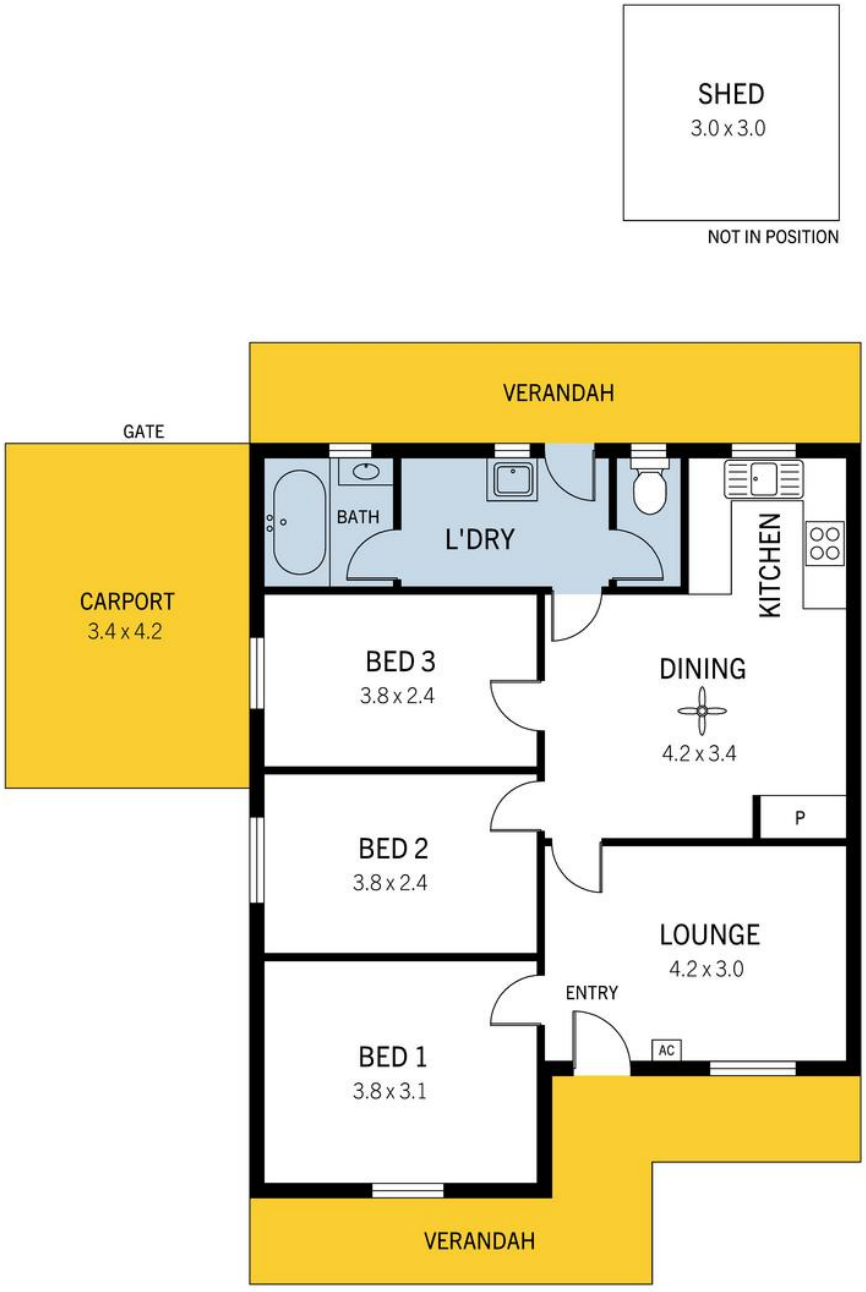
More About this Property

Property ID	662TFDC
Property Type	House
Land Area	692 m²

Andrew Rose 0421 988 597
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	83m²
Carport	32m²
Verandah	21m²
Shed	3m²

139m² TOTAL

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