



49 Knighton Road, Elizabeth North

Warm, Welcoming & Ready to Enjoy

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this charming semi-detached home, offering a warm and welcoming feel from the moment you arrive. As you step through the secure front gate, you're greeted by established gardens that create an inviting first impression. Whether you're searching for your first home, looking to downsize or seeking a quality investment, this is an opportunity that's sure to impress.

Step inside and you'll quickly appreciate the inviting atmosphere and the care that's gone into making this a comfortable home over the years. Offering a practical layout, the home features three well-sized bedrooms, all with built-in robes, ducted reverse-cycle air conditioning for year-round comfort, an updated bathroom vanity and a practical laundry with additional bench space and storage. Ready to enjoy from day one, there's also scope for the next owners to add their own style over time.

Step outside and you'll discover a rear verandah that's perfect for entertaining family and friends throughout the year. The established backyard provides plenty of room for children and pets to enjoy, while the gardens create a peaceful setting that's easy to appreciate.

3 1 2

FOR SALE
\$530,000 - \$570,000

VIEW
Sat 25th Jul @ 10:00AM - 10:20AM

AGENTS
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Corey Voss
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AGENCY
LJ Hooker Craigmore | Elizabeth | Salisbury
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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

Completing the package is secure undercover parking behind a roller door, a handy shed for additional storage or weekend projects, and roller shutters across the front windows, providing added comfort, privacy and security.

Set on a generous 622sqm (approx.) allotment in a convenient location, the home is close to local schools, parks, shopping centres and public transport, including nearby bus stops and Womma Railway Station. With easy access to the Northern Connector, commuting to the Adelaide CBD and surrounding suburbs is simple and convenient.

Key Features You'll Love:

- Charming home on 622sqm (approx.)
- Three well-sized bedrooms, all with built-in robes
- Ducted reverse-cycle air conditioning
- Updated bathroom vanity
- Practical laundry with additional bench space and storage
- Rear verandah, perfect for entertaining
- Established front and rear gardens
- Spacious backyard with room for children and pets
- Roller shutters to the front windows
- Secure undercover carport behind a roller door
- Separate shed
- Convenient location close to schools, shopping, parks and public transport
- Easy access to the Northern Connector

Specifications:

- CT / 5062 / 8
- Council / City of Playford
- Built / 1960
- Land / 622sqm (approx.)
- Estimated Rental Return / \$450 - \$470 per week
- Easements / SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED B (RE 7133231), TOGETHER WITH PATY WALL RIGHT(S) OVER THE LAND MARKED A (RE 7133231)

Offering comfort, character and genuine potential, this is a home that's easy to picture yourself enjoying from day one while still providing the opportunity to add your own personal touches over time. Whether you're looking for a place to call home or a smart addition to your investment portfolio, this is an opportunity you won't want to miss.

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

To make an offer, visit the link below:

<https://www.cognitofirms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

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	690FFDC
Property Type	House
Land Area	622 m2
Including	Air Conditioning
	Built-in-Robes
	Secure Parking

James Frencken 0476 871 921

Sales Representative | james.frencken@ljhces.com.au

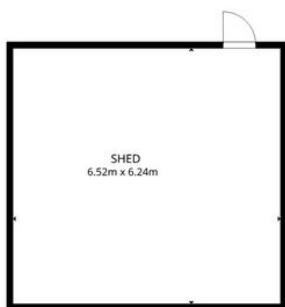
Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

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FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

