



78 Woodford Road, Elizabeth North

## Comfort, Convenience & Easy Living

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this beautifully maintained semi-detached home in Elizabeth North, offering comfortable living with broad appeal for first home buyers, savvy investors and downsizers alike.

From the moment you arrive, the home offers a warm and welcoming feel with a beautiful front verandah overlooking the well-kept front yard, creating the perfect place to sit back and enjoy your morning coffee.

Inside, the home features a functional layout with three generous sized bedrooms, including a main bedroom with direct access to the two-way bathroom for added convenience, along with the practicality of a separate second toilet. The cosy living area is complete with split-system air conditioning and a stunning fireplace feature, adding character and charm to the home. The kitchen provides ample cupboard and storage space for everyday living.

Comfort is ensured all year round with ducted evaporative cooling throughout the home.

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**FOR SALE**  
\$520,000 - \$550,000

**VIEW**  
Sat 30th May @ 11:00AM - 11:30AM

**AGENTS**  
James Frencken  
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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**

Outside, the spacious rear entertaining area provides the perfect setting for weekend gatherings and outdoor entertaining, complemented by a secure carport, tool shed and roller shutters for added privacy and security.

Positioned in a convenient location, the home is close to public transport with a nearby bus stop and Womma railway station only moments away. The property also offers easy access to local schools such as Playford College and Elizabeth North Primary School, nearby parks and shopping centres such as Elizabeth City Centre. Convenient access to the Northern Connector also makes travel towards the Adelaide CBD and surrounding suburbs simple and accessible.

#### Key Features:

- Three generous sized bedrooms
- Main bedroom with direct access to the two-way bathroom
- Separate second toilet
- Heating and cooling
- Fireplace feature in living area
- Spacious rear entertaining area
- Secure carport
- Tool shed
- Roller shutters for added privacy and security
- Close to public transport
- Convenient access to schools, parks and shopping centres

#### Specifications:

- CT / TBA
- Council / City of Playford
- Built / 1960
- Land / 376sqm (approx.)
- Rental Estimate / \$480 - \$510 per week
- Easements / TBA

Don't miss out on this fantastic opportunity to secure a quality home in a highly convenient location. For further information, contact James Frencken on 0476 871 921 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	68V0FDC
Property Type	House
Land Area	376 m2
Including	Air Conditioning

#### 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

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

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INTERNAL - 82.9 SQM  
 EXTERNAL - 115.4 SQM  
 TOTAL - 198.3 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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