



Elizabeth North, 89 Woodford Road

Simply Move in and Enjoy!

Welcome to the epitome of cozy living in Elizabeth North! Andrew Rose proudly presents this delightful 3-bedroom home that effortlessly blends comfort, style, and practicality.

From the moment you arrive, the impeccable street appeal and meticulously maintained gardens set the tone for what lies beyond the front door.

This well-loved residence is not just a house; it's a warm invitation to make it your home.

Ideal for those embarking on a new journey or looking to downsize, this residence offers a turnkey solution — move in and relish in the homely ambiance it provides.

The thoughtful design extends from built-in robes in bedrooms 2 and 3 to a



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3 1 1

For Sale

UNDER CONTRACT BY ANDREW ROSE

View

ljhooker.com.au/64TEFDC

Contact

Andrew Rose

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LJ Hooker Craigmore | Elizabeth | Salisbury
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cleverly positioned 2-way bathroom, ensuring convenience and ease of living.

Step into the heart of the home, where open-plan living, dining, and a modern kitchen seamlessly converge. The kitchen, recently updated, boasts contemporary charm and offers a picturesque view of the impressive verandah and the beautiful backyard. It's a space where family and friends can gather, share stories, and create lasting memories.

As you explore further, the backyard unveils itself as a haven of tranquility. The lush greenery creates a serene backdrop, providing the perfect setting to unwind after a long day. Whether you have children or pets, there's an abundance of space for them to frolic and play freely.

Stand Out Features

- Heating and Cooling
- Solar System
- Modern Throughout
- Beautiful enclosed outdoor area
- Amazing Street Appeal
- Close to all Amenities

Convenience is at your doorstep, with Elizabeth North Primary School and Playford International College within easy walking distance. For your shopping needs, Elizabeth City Centre and Munno Para Shopping Centre are just minutes away, ensuring you have everything you need within reach.

In Today's rental market this home could achieve \$450-\$480 per week.

In summary, this residence offers not just a house but a lifestyle. Don't miss the opportunity to make it yours. Contact Andrew Rose today to embark on the journey to your new home.

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



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More About this Property

Property ID 64TEFDC

Property Type House

House Size 95 m²

Land Area 442 m²

Andrew Rose

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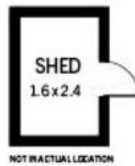
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

Interior	101m ²
Garage	21m ²
Verandah	29m ²
TOTAL	151m²



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