



Elizabeth Park, 14 Cullen Street

Perfect Starter or Investment

Andrew Rose from LJ Hooker is proud to present this fantastic opportunity-perfect for first-home buyers, or savvy investors alike.

Step inside and be welcomed by a bright, spacious lounge room filled with natural light, complemented by floorboards that flow throughout the home. The updated kitchen, finished in neutral tones, connects to the dining area, creating a warm and inviting hub for everyday living.

All three bedrooms are generously sized, offering plenty of room for the whole family. Outside, a large backyard with a garden shed awaits your personal touch-ideal for entertaining, kids, pets, or creating your dream outdoor space.

The double gates offer drive-through access to the rear, providing extra convenience and flexibility.



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.



For Sale
Please Call

View
ljhooker.com.au/679MFDC

Contact
Bradley Clarke
0422 070 240
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**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

Key features this home offers:

- Three Spacious Bedrooms
- Floorboards Throughout
- Expansive Backyard
- Double gates with drive-through access to the rear
- Close to shops, Parks and Schools
- 599sqm Allotment (approx.)

Specifications:

- CT / 5900 / 959
- Council / Playford
- Built / 1960
- Land / 599m2 (approx.)
- Easements /

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED C (RTC 8775067)
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE
PURPOSES TO SOUTH
AUSTRALIAN WATER CORPORATION (223LG RPA)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (RTC
8775067)

- Estimated rental assessment / \$400-\$420 per week

Please Note: This home is currently tenanted at \$350 per week until June 2025

Positioned close to everything you need-just minutes from Elizabeth Park Drakes, local shops, schools, and public transport. The home also offers easy access to Main North Road and is only a short drive to Elizabeth City Shopping Centre, TAFE, restaurants, and the train station.

This is an opportunity not to be missed-contact Andrew Rose from LJ Hooker today for more information!

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

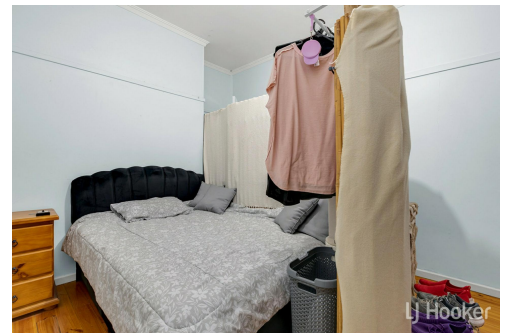
Property ID	679MFDC
Property Type	House
House Size	83 m2
Land Area	599 m2

Bradley Clarke 0422 070 240

Sales Representative | brad.clarke@ljhces.com.au

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

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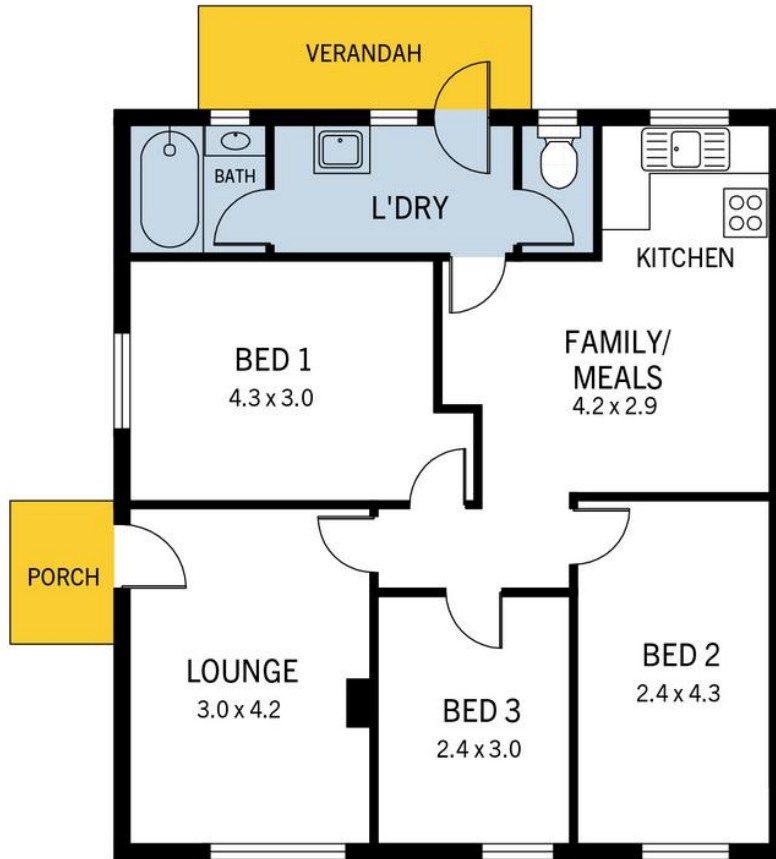
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SHED
3.0 x 3.0

NOT IN POSITION



14 Cullen St, Elizabeth Park

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

Interior	73m ²	91m² TOTAL
Exterior	9m ²	
Shed	9m ²	