



14 Cullen Street, Elizabeth Park

## Perfect Starter or Investment

Proudly presented by Andrew Rose of LJ Hooker, this well-positioned home sits on a generous 599sqm allotment in the thriving heart of Elizabeth Downs.




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.

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

3  1  1 

**FOR SALE**  
UNDER CONTRACT BY ANDREW  
ROSE

### AGENTS

Andrew Rose  
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andrew.rose@ljhces.com.au

James Frencken  
0476 871 921  
james.frencken@ljhces.com.au

### AGENCY

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

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**

- 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)

Please Note: This home is currently tenanted at \$450 per week until November 2026

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

**MORE DETAILS**

Property ID	68A8FDC
Property Type	House
House Size	83 m2
Land Area	599 m2

**Andrew Rose 0421 988 597**

Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

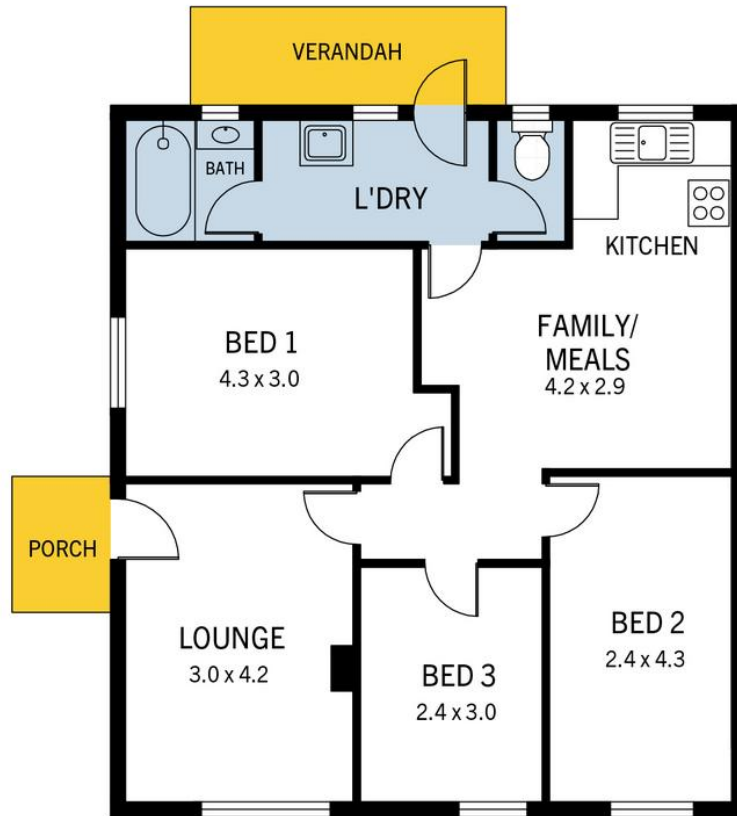
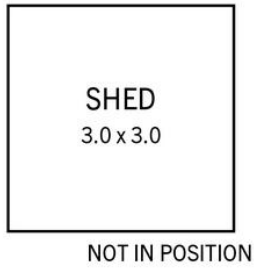
**James Frencken 0476 871 921**

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

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## 14 Cullen St, Elizabeth Park

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

Interior	73m <sup>2</sup>	<b>91m<sup>2</sup></b> TOTAL
Exterior	9m <sup>2</sup>	
Shed	9m <sup>2</sup>	