



## Elizabeth Park, 15 Leonard Street

### Renovate or Detonate!

Auction Location: 15 Leonard Street, Elizabeth Park

Presented by Andrew Rose of LJ Hooker, this property in Elizabeth Park is a true investor's dream, offering outstanding subdivision potential (STCC) on a vast 944sqm (approx.) allotment with a generous 21.31-metre frontage. The size and layout of this block present an exceptional opportunity for those looking to maximize returns by splitting the land (subject to council consent), giving you the option to create two or more new dwellings.

For developers and investors, this is a golden chance to capitalize on a sought-after location with ample room for innovative design. Whether you plan to build multiple residences or create one standout custom home, this property's subdivision possibilities make it a versatile and high-return investment.



**For Sale**  
UNDER CONTRACT BY ANDREW ROSE

**View**  
[ljhooker.com.au/66BQFDC](http://ljhooker.com.au/66BQFDC)

**Contact**  
**Andrew Rose**  
0421 988 597  
[andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)



**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.

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



Currently, the existing home is not habitable and will need some work before it can be occupied or rented. With the right investment of time and resources, this project could become a lucrative addition to your portfolio or a rewarding development.

Specifications:

CT / 5940/3

Council / Playford

Built / 1960

Land / 944m2 (approx)

Frontage / 21.31m (approx.)

Easements /

- Subject to Easements over the land marked B to the Minister for Infrastructure
- Subject to service easements over the land marked A for sewerage purposes to South Australian Water Corporation

Located in the thriving suburb of Elizabeth park, this home is close to major amenities, including shops, schools, and public transport. The area offers easy access to restaurants, cafes, gyms, medical clinics, and parks with walking trails. With Munno Para Shopping City and Elizabeth City Centre within a 10-minute drive, and the CBD only half an hour away, this location ensures convenience for work and leisure. Public transport is readily accessible, with Broadmeadows train station just minute's walk away.

Auction on Site: 15 Leonard Street, Elizabeth Park.

Auction is the 13th day of November, at 6pm on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmore Shopping Village, Craigmore LJ Hooker Craigmore | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

Contact Andrew Rose today to explore the potential of this prime subdivision opportunity.

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 About this Property

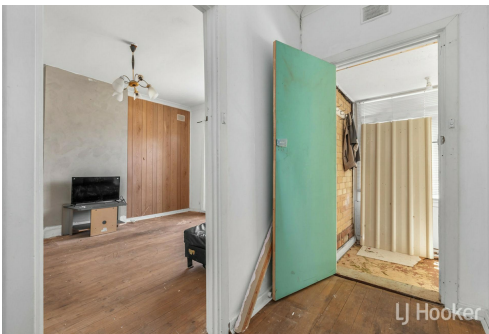
Property ID	66BQFDC
Property Type	House

**Andrew Rose 0421 988 597**  
Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

**LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555**  
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreelizabeth.ljhooker.com.au](mailto:craigmoreelizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)



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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	97m <sup>2</sup>	<b>177m<sup>2</sup></b> <b>TOTAL</b>
Garage	18m <sup>2</sup>	
Carport	46m <sup>2</sup>	
Verandah	16m <sup>2</sup>	