



21 Mannington Road, Elizabeth Park

## A Well-Presented Family Home on a Generous Allotment

Proudly presented by Andrew Rose of LJ Hooker, this wonderful three-bedroom family home set on an approximately 611sqm allotment is ready to welcome its next owners. With a wide frontage of around 18.28 metres (approx.) and no easements, the property offers an outstanding opportunity for buyers seeking a comfortable family residence or a solid investment in an established and convenient location.

The home is framed by a neat and tidy landscaped front yard, complemented by a long driveway providing multiple off-street parking options, along with a single carport secured by a roller door. Inside, a spacious and light-filled lounge room creates a warm and inviting atmosphere, highlighted by a charming bay window that captures natural light throughout the day.

The open plan kitchen and meals area is designed for everyday living, offering ample cupboard space and a practical layout that connects seamlessly with the rest of the home. All three bedrooms are well-proportioned and fitted with split system air conditioning, ensuring comfort year-round. The centrally located bathroom is supported by a separate toilet and a functional laundry, catering perfectly to family

3  1  1 

**FOR SALE**  
UNDER CONTRACT BY ANDREW ROSE

### AGENTS

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### AGENCY

LJ Hooker Craigmores | 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**

living.

Stepping outside, the rear verandah spans the back of the home and overlooks a neat and tidy backyard with plenty of space for children and pets to play, making it an ideal setting for relaxed outdoor enjoyment.

Key features we love:

- 3 Good sized Bedrooms
- Spacious Lounge with bay window
- Heating and Cooling
- Roller Shutters
- Solar System
- Single Carport
- Close to schools, shops and parks
- 611 Sqm (Approx.)

Specifications:

- CT / 5208/976
- Council / Playford
- Built / 1962
- Land / 611m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$TBA per week

Positioned close to all amenities, the location is hard to beat. Major shopping options include Elizabeth City Centre and Munno Para Shopping Centre, with Craigmore Shopping Village just moments away for everyday conveniences. Families will appreciate the proximity to quality schools such as Hope Christian College, Saint Thomas More, and Elizabeth Park Primary School, while nearby reserves including Fremont Park, Jubilee Park, and the newly updated Barry Warren Reserve provide excellent options for outdoor recreation.

This is a fantastic opportunity to secure a well-maintained home with space, comfort, and convenience all in one.

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   | 68C2FDC |
| Property Type | House   |
| House Size    | 111 m2  |
| Land Area     | 611 m2  |

**Andrew Rose 0421 988 597**

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## 21 Mannington Road, Elizabeth Park



|          |   |         |
|----------|---|---------|
| INTERNAL | - | 96 SQM  |
| EXTERNAL | - | 96 SQM  |
| TOTAL    | - | 192 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.