

## Elizabeth Park, 23 Dover Place

### Flexible Living in a Gated Community

Nestled within a secure gated community, this well-presented home offers both peace of mind and unbeatable convenience. Ideally located, it's just a short stroll to public transport, local schools, and the expansive Fremont Park, with the Elizabeth Shopping Centre only minutes away by car.

Inside, the layout is wonderfully adaptable to suit your lifestyle. Choose between three bedrooms and one living area, or opt for two bedrooms and a second living space-the flexibility is yours. The centrally located main bathroom provides easy access from all areas of the home, enhancing everyday comfort and functionality.

At the rear, a spacious open-plan kitchen, dining, and family room forms the heart of the home, offering ample room for relaxed living and entertaining. The kitchen comes complete with a dishwasher, stainless steel appliances, and generous cupboard space, making meal preparation a breeze.

3 1 1

**For Sale**  
\$520,000 - \$550,000

**View**  
Sat 19th Jul @ 1:00PM - 1:30PM

**Contact**  
**Andrew Rose**  
0421 988 597  
andrew.rose@ljhcs.com.au

**Bradley Clarke**  
0422 070 240  
brad.clarke@ljhcs.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**



Key features this home offers:

- Secure Gated Community
- Roller Shutters
- Heating and Cooling
- Low Maintenance Gardens
- Single carport with Roller Door
- Close to Schools, Shops and Parks
- 314sqm Allotment (approx.)

Specifications:

- CT / 5964/812
- Title / Community
- Community Fees / \$116 per Quarter (approx.)
- Council / Playford
- Built / 2011 (approx.)
- Land / 319m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$490-\$520 per week

Please Note: This property is currently tenanted at \$480 per week until April 2026

Whether you're searching for your first home or a solid investment opportunity, this property ticks all the boxes. With Elizabeth on track to become the CBD of the North, now is the perfect time to secure your future. Don't miss out-contact us today to arrange your inspection!

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	6761FDC
Property Type	House

**Andrew Rose 0421 988 597**

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

**Bradley Clarke 0422 070 240**

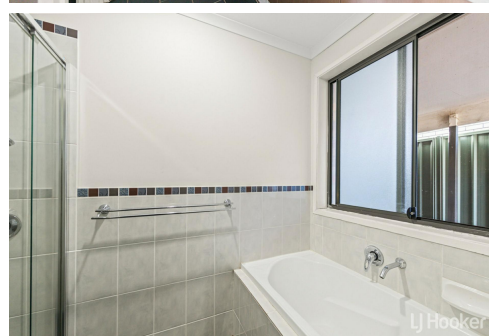
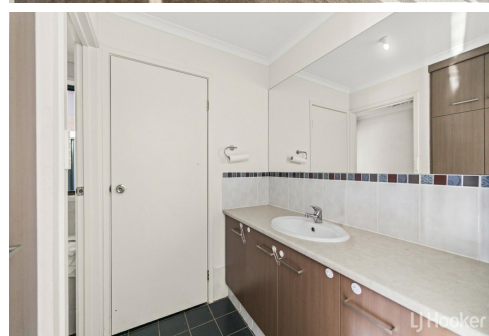
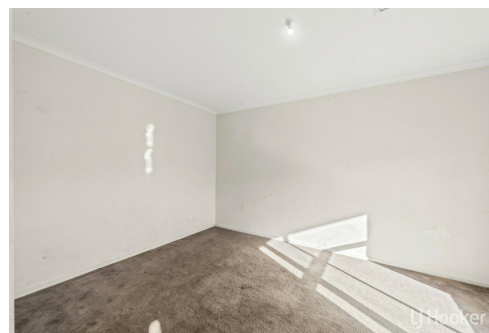
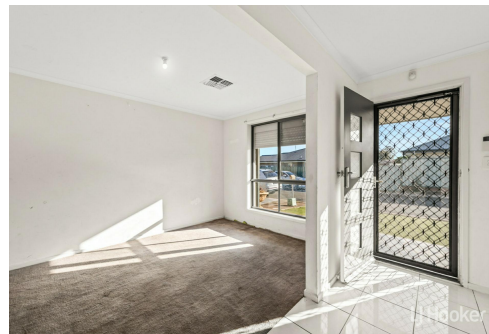
Sales Representative | [brad.clarke@ljhces.com.au](mailto:brad.clarke@ljhces.com.au)

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

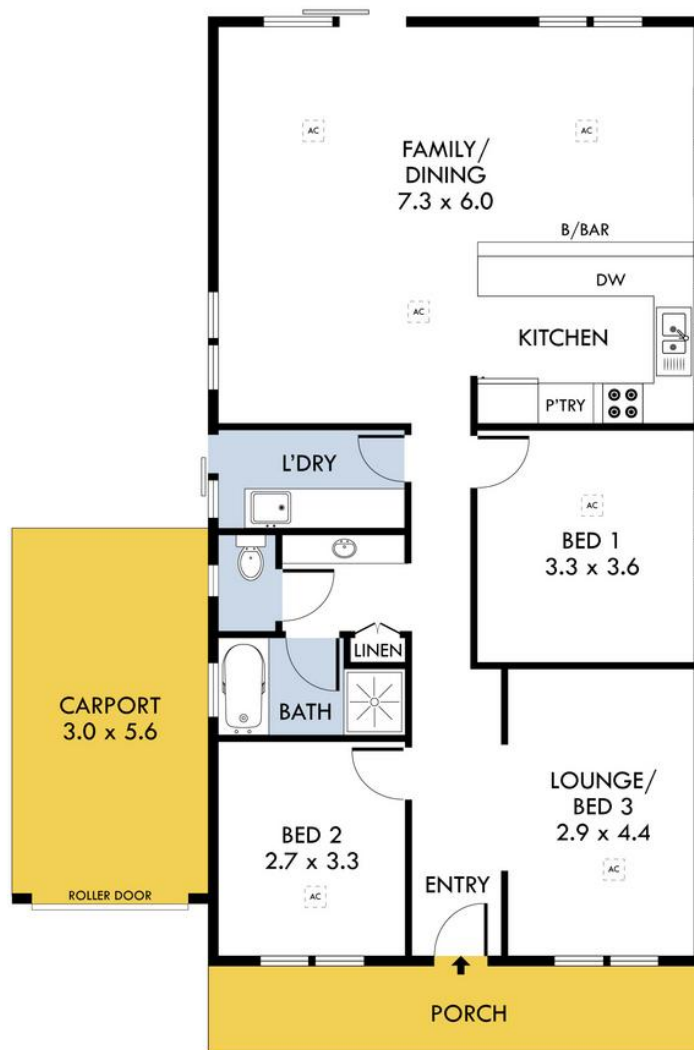
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreelizabeth.ljhooker.com.au](mailto:craigmoreelizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)



**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**



## 23 Dover Place, Elizabeth Park



INTERNAL - 113.2 SQM  
EXTERNAL - 26.8 SQM  
TOTAL - 140.0 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.