

30 Butler Street, Elizabeth Park

Packed with Potential & Ready to Impress

Andrew Rose of LJ Hooker is proud to present this fantastic opportunity to secure a neat, tidy and well-presented home, complete with the added bonus of an external rear rumpus room, all set on a generous allotment of approximately 697sqm with an impressive frontage of approximately 16.45 metres.

From the moment you arrive, the home's street appeal makes a strong impression, featuring a secure electric gate, low maintenance front garden with mature citrus fruit trees, a secure carport and ample additional off-street parking.

Inside, the home offers a bright and light-filled interior throughout, comprising three good sized bedrooms, with bedroom three complete with a built-in robe. The spacious lounge provides a comfortable place to relax, while the updated kitchen, bathroom and laundry ensure the home is ready to move straight in and enjoy. The kitchen offers ample cupboard space along with a dishwasher, while the laundry has also been tastefully updated and provides plenty of additional storage.

Step outside and be impressed by the decked verandah area, perfectly positioned to overlook the neat and tidy, low maintenance

3 1 2

FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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LJ Hooker

backyard. The external rear rumpus room adds fantastic flexibility, ideal for a home office, games room or additional living space depending on your needs.

Key features we love:

- Updated Bathroom, Laundry and Kitchen
- Neat and Tidy Throughout
- Ducted Reverse Cycle Heating and Cooling
- Double Glazed Windows
- Solar System
- Security System
- External Rumpus Room
- Single Carport
- Close to Schools, Parks, Shops
- 697 Sqm (approx.)

Specifications:

- CT / 5312/313
- Council / Playford
- Built / 1960
- Land / 697m2 (approx.)
- Easements / Subject to service Easements over the land marked A for sewerage purposes to South Australian Water corporation
- Estimated rental assessment / \$550-\$570 per week

Perfectly positioned in a convenient and family-friendly location, you are within walking distance to the newly updated Fremont Park, close to Elizabeth Shopping Centre, and only a short stroll to St Thomas More Primary School.

This well-maintained home offers exceptional value and versatility, making it a fantastic opportunity not to be missed.

Contact Andrew Rose 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 DETAILS

Property ID	68MJFDC
Property Type	House
Land Area	697 m2
Including	Alarm

Andrew Rose 0421 988 597

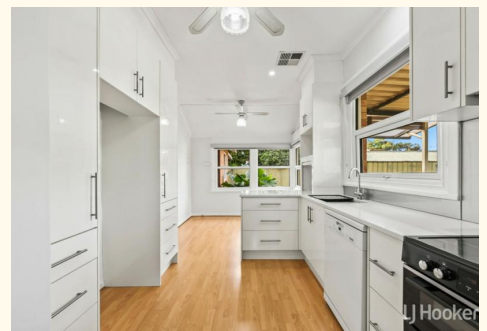
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INTERNAL - 88.9 SQM
 EXTERNAL - 99.6 SQM
 TOTAL - 188.5 SQM

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