



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
\$650,000 - \$690,000

VIEW
By Appointment

AGENTS
Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au

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

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

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Interested parties must rely solely on their own enquiries.

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

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

James Frencken 0476 871 921

Sales Representative | james.frencken@ljhces.com.au

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

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au





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

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