



Elizabeth Park, 30 Garlick Road

Spacious Family Home on Approx. 735sqm Allotment

Positioned next to a serene nature reserve and within walking distance to the Elizabeth Park Shopping Centre, public transport, and schools.

This well-presented property offers a comfortable lifestyle with plenty of features :

- Three generously sized bedrooms, with a built-in robe to the master and ceiling fans in Bedrooms 1 and 3
- A spacious lounge located at the front of the home features a combustion heater, complemented by ducted evaporative cooling throughout for year-round comfort
- The updated open-plan kitchen provides ample bench space, overhead cupboards, and a practical layout
- Backyard and verandah, offering ample entertaining space
- A secure garage, carport, and a low-maintenance backyard complete this substantial 735sqm (approx.) property



For Sale
\$549,950

View
ljhooker.com.au/66F3FDC

Contact
Corey Voss
0412 262 180
corey.voss@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.

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(08) 8255 9555

Currently tenanted until 16th February 2025 at \$380 per week, the tenant has expressed potential interest in renewing the lease upon its expiration.

For further details or to arrange an inspection, contact:

Corey Voss - 0412 262 180.

This is an excellent opportunity for investors or future homeowners seeking a well-maintained property in a convenient location.

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

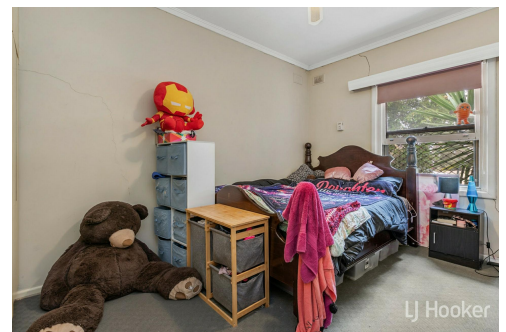
Property ID	66F3FDC
Property Type	House
Land Area	735 m ²

Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

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

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

Produced by **Property Portraits**

Interior	117m ²		202m²
Carport	24m ²		
Garage	26m ²		
Verandah	27m ²		
Porch	4m ²		
Shed	4m ²	TOTAL	