



Elizabeth Park, 37 Hayles Road

Ideal Development Potential (Subject to Council Approval)

Proudly presented by Gareth Dickins of LJ Hooker, this well-maintained 3-bedroom home sits on a generous allotment of approximately 850sqm and is ready for you to move straight in or lease out immediately.

White ant damage to the property (Inspection report available on request).

Freshly painted throughout, with newly stained timber floors and brand-new window furnishings, this charming property offers both comfort and convenience.

Features you'll love:

- A spacious, light-filled lounge and dining area perfect for relaxing or entertaining
- Large kitchen with ample room for future upgrades or your personal touch
- Generously sized master bedroom complete with full-length built-in robe and ceiling fan
- Bedrooms 2 and 3 are well-proportioned and serviced by a partially updated bathroom



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.

3 1 2

For Sale
Please Call

View
ljhooker.com.au/673AFDC

Contact
Gareth Dickins
0417883329
gareth.dickins@ljhces.com.au

Bradley Clarke
0422 070 240
brad.clarke@ljhces.com.au

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

- Separate toilet located off the spacious laundry
- Year-round comfort provided by a split system air conditioner and slow combustion heater
- Full-length rear verandah that wraps around to a carport with automatic roller door
- Additional outdoor living space under the adjoining pergola
- Large garage/workshop ideal for the home handyman, plus extra tool shed and storage area

Whether you're looking for your first home or a smart addition to your investment portfolio, this property ticks all the boxes.

Location highlights:

- Just a short stroll to Parks Shopping Centre and nearby bus stops
- Close to local schools including Elizabeth Park and Taparra Primary
- Enjoy weekends at Argana Park or nearby recreational areas
- Only 10 minutes to Munno Para Shopping City and Elizabeth City Centre
- Approx. 45-minute commute to Adelaide CBD via the North-South Motorway

Don't miss out on this fantastic opportunity to secure a property in a well-connected and family-friendly 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 | 673AFDC |
| Property Type | House |

Gareth Dickins 0417883329
 Sales Representative | gareth.dickins@ljhces.com.au
Bradley Clarke 0422 070 240
 Sales Representative | brad.clarke@ljhces.com.au

LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555
 Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114
 craigmoreselizabeth.ljhooker.com.au | 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 Craigmores | Elizabeth | Salisbury (08) 8255 9555



37 Hayles Road, Elizabeth Park

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

| | | |
|----------|-------------------|---|
| Interior | 95m ² | 321m² TOTAL |
| Exterior | 168m ² | |
| Shed | 58m ² | |