

## Elizabeth Park, 4-6 Daniel Street

Double the Dwellings, Double the Income - 1,224sqm of Opportunity in a Rapidly Growing Locale

Auction Location: on site

A rare offering of two semi-detached homes on a combined landholding of approximately 1,224sqm in the growing suburb of Elizabeth Park. Whether you're looking to landbank, develop, or secure high-yielding investments, this is a unique opportunity to secure two properties with a strong upside.

Currently returning a combined \$870.00 per week - with 4 Daniel Street leased at \$430.00 per week and 6 Daniel Street at \$440.00 per week - this dual-income setup provides you with strong cashflow from day one. That's over \$45,000 per annum approx. in gross income, offering a strong position while you explore long-term development options (STCC). In a rental market with low vacancy rates and rising demand for affordable housing, investments like this are becoming increasingly rare. Secure your passive income

6 2 4

### Auction

Fri 2nd May @ 2:30PM

### View

Fri 2nd May @ 2:00PM - 2:30PM

### Contact

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**LJ Hooker Kensington | Unley**  
(08) 8431 6088

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stream now, with the added advantage of land that works harder for you.

The properties themselves each feature three bedrooms, a spacious front lounge, practical kitchens, and large rear yards complete with verandahs, sheds, and carports. Neatly maintained and highly rentable, these homes are ideal for long-term tenants, giving you peace of mind and consistent returns while you plan for future redevelopment.

Zoned General Neighbourhood, the wide frontage and substantial land depth make this an exciting prospect for subdivision or a multi-dwelling build (STCC). Whether you develop immediately or hold for future capital growth, this is a site with serious potential.

Positioned just minutes from Elizabeth Shopping Centre, quality schools, medical services, and public transport, this location is a hub of ongoing infrastructure investment and urban renewal.

#### Key Features:

- Total rental income of \$870 per week - over \$45,000 per year
- Combined landholding of approx. 1,200sqm
- Dual tenanted semi-detached homes with 3 bedrooms each
- Zoned General Neighbourhood - ideal for development (STCC)
- Spacious yards, carports, sheds, and outdoor entertaining spaces
- Conveniently close to shopping, schools, transport, and parks

Elizabeth Park is a suburb on the rise, with strong rental demand, affordable entry points, and major investment into the surrounding area. Whether you're a developer, investor, or strategic buyer - this is the kind of asset that positions you for the future while paying you today.

AUCTION: Friday 2nd May at 2:30pm, on site.

4 Daniel Street Elizabeth Park

CT: Volume 5076 Folio 958

Council: City of Playford

Land Size: 697 square metres (approx)

Year Built: 1960 (approx)

6 Daniel Street Elizabeth Park

CT: Volume 5076 Folio 969

Council: City of Playford

Land Size: 527 square metres (approx)

Year Built: 1960 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//fn8Zj0iGKxuz>

(Please copy and paste the link into your browser)

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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## More About this Property

Property ID	618SFDJ
Property Type	House
Land Area	1224 m <sup>2</sup>

**Tom Blanch 0401 847 744**

Sales Associate | [tblanch@ljhkensingtonunley.com.au](mailto:tblanch@ljhkensingtonunley.com.au)

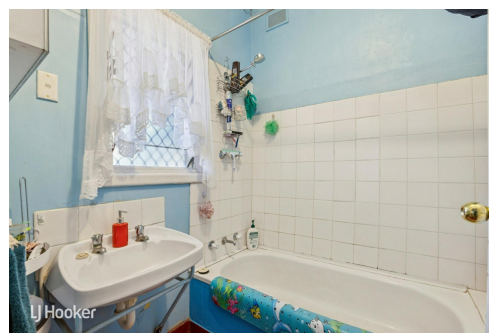
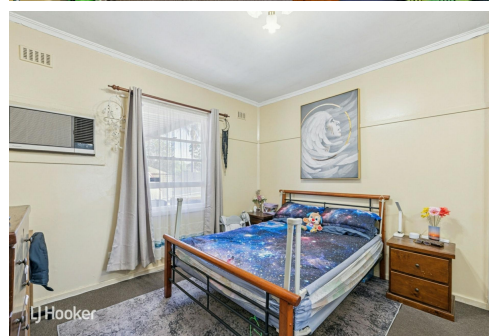
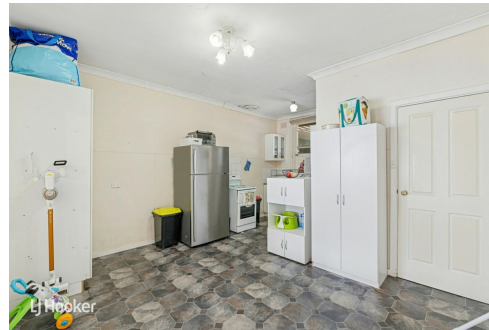
**Nick Ploubidis 0423 840 514**

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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