



Elizabeth Park, 44 Garlick Road

Fantastic Family Home Or Investment Opportunity

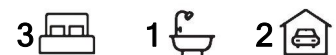
Auction Location: 44 Garlick Road ELIZABETH PARK SA 5113

This lovely family home is situated on a generous 834sqm (approx.) allotment, offering an array of features for comfortable living in a fantastic location. The expansive front driveway leads to a garage with a roller door, extending through to the carport area backing up to whopping sized shed with power and concrete, providing ample space for multiple vehicles and recreational equipment.

Upon entering, you are welcomed by a spacious front lounge room, ideal for family gatherings. All the bedrooms are generously sized and cleverly positioned close the sparkling main bathroom, the master featuring its own built-in wardrobe. The open-plan dining area seamlessly flows into the kitchen, which is designed for the culinary enthusiast with abundant cupboard space. The open-plan living area adjacent to the kitchen creates the opportunity for more family time while getting meals ready.



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.



For Sale
AUCTION (PG \$520,000)

View
ljhooker.com.au/65XDFDC

Contact
Zack Hutchinson
0424 473 147
zack.hutchinson@ljhces.com.au

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

The home features an outdoor entertainment area, complete with a charming verandah, provides a perfect setting for family and friends to enjoy Sunday barbecues and quality time together. The back lawn offers ample space for children to play, while the beautiful trees scattered throughout the backyard create a serene and private oasis.

Features you will love:

- Ducted evaporated cooling throughout
- Roller shutters at the front of the property

Please note, this home is currently rented at \$400 a week until February 2025.

Estimated rental appraisal in today's market is \$480 - \$510 per week.

Located in the thriving suburb of Elizabeth park, this home is close to major amenities, including shops, schools, and public transport. Across the road from Argana Park the home of the Elizabeth football club. The area offers easy access to restaurants, cafes, gyms, medical clinics, and parks with walking trails. With Munno Para Shopping City and Elizabeth City Centre within a 10-minute drive, and the CBD only half an hour away, this location ensures convenience for work and leisure. Public transport is readily accessible, with Broadmeadows train station just a 5-minute walk away.

For more information or to arrange a viewing, please contact Zack Hutchinson at 0424 473 147. Don't miss out on this exceptional opportunity —attend the scheduled open homes before it's too late!

Auction on Site: 44 Garlick Road, Elizabeth Park SA 5113.

Auction is the 17th day of August, at 10:30 am on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

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



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More About this Property

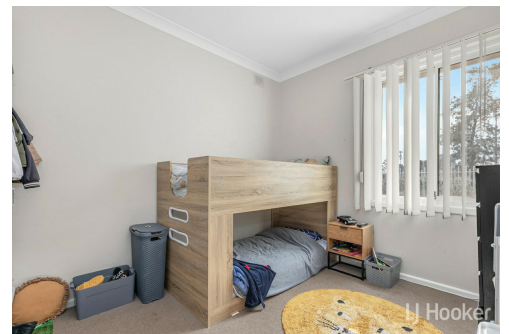
Property ID	65XDFDC
Property Type	House
House Size	104 m ²
Land Area	834 m ²

Zack Hutchinson 0424 473 147

Sales Representative / Auctioneer | zack.hutchinson@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	98m ²	226m² TOTAL
Garage	37m ²	
Carport	17m ²	
Exterior	74m ²	