

## Elizabeth Park, 59 Yorktown Road

The Smart Investment or Ideal First Home!

3 1 2

AT THE VENDORS INSTRUCTION - VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.

Constructed in 1960 and set on an impressive easement-free allotment of approximately 880sqm, this home truly has everything you've been searching for and more!

Features you'll love:

- \* Three generous bedrooms, all with built-in robes
- \* Bedrooms one and two include manual roller shutter blinds
- \* Polished floorboards throughout
- \* Light-filled living area with split system heating and cooling
- \* Central kitchen with ample bench space, electric cooktop and oven, plus adjacent meals area
- \* Ducted evaporative air conditioning throughout - perfect for the warmer months

**For Sale**

CONTACT AGENT

**View**

By Appointment

**Contact**

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**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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| Mawson Lakes | Modbury  
(08) 8289 6660**



- \* Undercover outdoor entertaining area overlooking a large lawn and established gardens
- \* Gas bottles installed and plumbed into the home
- \* Large, powered detached double garage
- \* Evaporative air conditioning also installed in the garage and rear retreat
- \* Additional retreat and storeroom located at the rear of the garage
- \* Ample off-street parking, including a spacious carport with automatic roller door and drive-through access to the garage

Ideally located close to all essential amenities, with walking distance to local public and private schools, shops, parks and reserves - including the popular Fremont Park. You'll also have easy access to public transport and be just moments from all the major retailers at Elizabeth City Centre. Best of all, you're only a short commute to the Adelaide CBD!

Contact Ryan Graham today to arrange your private inspection of this fantastic opportunity!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

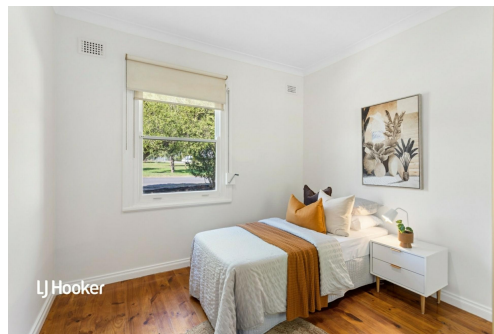
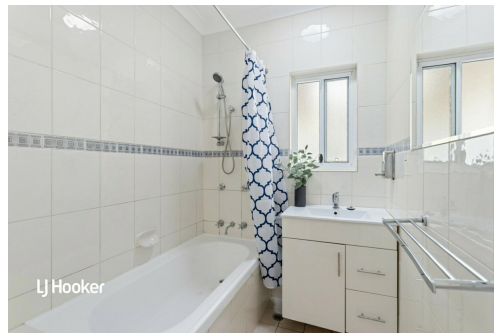
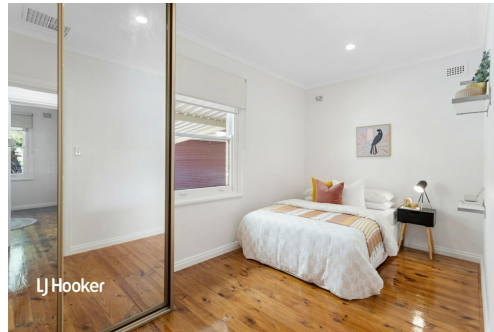
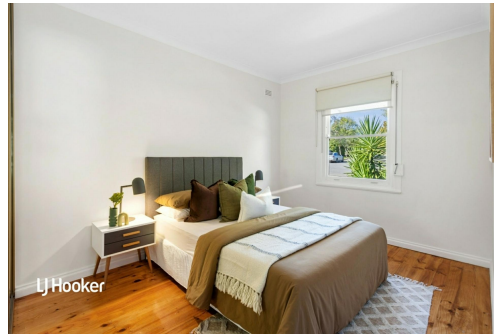
Property ID	2BP5GJU
Property Type	House
House Size	169 m²
Land Area	880 m²
Including	Air Conditioning Ducted Cooling Evaporative Cooling Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

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SITE PLAN  
(NOT TO SCALE)

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

Produced by The Peninsula Group