



6 Bendle Street, Elizabeth Park

## Opportunity to Secure 1 or 2 Semi Detached Torrens Title Homes

A rare dual offering in the growing suburb of Elizabeth Park, these two semi-detached, Torrens Title homes present exceptional potential for first home buyers, investors or developers. Available to purchase individually or together, this certainly is a unique opportunity.




Current Tenancies & Allotment Details:

4 Bendle Street - 833sqm allotment with 24.4m frontage, leased at \$400 per week until 11 May 2026

6 Bendle Street - 711sqm allotment with 15.53m frontage, leased at \$420 per week until 7 April 2026

Combined rental income of \$820 per week (over \$42,000 per annum) across a total landholding of approx. 1,544sqm with 36m frontage.

Both homes offer practical and comfortable layouts, each featuring three bedrooms, a central lounge, and open-plan kitchen/dining areas designed for everyday living. The generous interiors are

3  1  1 

### FOR SALE

Sold by Sunny Thakkar LJ Hooker Kensington|Unley

### AGENTS

Sunny Thakkar

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Nick Ploubidis

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### AGENCY

LJ Hooker Kensington | Unley  
(08) 8431 6088

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 **LJ Hooker**

complemented by rear verandahs, tool sheds, and sizeable backyards, providing ample space for children to play, outdoor entertaining, or future improvements. Both properties have had their hot water systems replaced within the last 18 months, ensuring reliable amenities and peace of mind for landlords and tenants alike.

First Home Buyers can choose between numbers 4 or 6, move in at the end of lease and add value over time, securing a solid future.

For investors, this is a turn-key opportunity with secure long-term tenants in place and consistent rental returns from day one.

Developers explore the subdivision potential by acquiring both properties or build a significant single dwelling.

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CT: Volume 5073 Folio 347  
Council: City of Playford  
Council Rates: \$1,775.90 per annum (approx.)  
Water Rates: \$165.55 per quarter (approx.)  
Land Size: 711 square metres (approx.)  
Year Built: 1960 (approx.)

To make an offer, copy and paste the Offer Form link into your browser:

<https://prop.ps//sMNaPPX2SgNP>

## MORE DETAILS

Property ID	61FVFDJ
Property Type	House
House Size	135 m2
Land Area	711 m2

### Sunny Thakkar 0420 635 055

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### Nick Ploubidis 0423 840 514

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

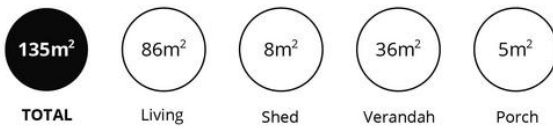
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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