



## Elizabeth Park, 8 Bowood Street

Great Spot in The Park

Andrew Rose of Team Rose welcomes to the market a well designed family home, established in 1971. Situated on 656sqm allotment (approx.) offering plenty of potential.

This home is certainly a great opportunity whether you are in the market as a first homebuyer, looking to begin or boost your investment portfolio. This home could be the one for you.

### INDOORS

Stunning presentation throughout which in conjunction with a comprehensive list of features & added extras, presents the lucky buyer with an enviable opportunity to simply move in and enjoy a fantastic home in such a great location.

More features that we love:

- Three spacious bedrooms



**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**  
UNDER CONTRACT BY ANDREW ROSE

**View**  
[ljhooker.com.au/66WNFDC](http://ljhooker.com.au/66WNFDC)

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

- Light and bright main living area providing lots of natural light
- Spacious kitchen offering ample bench and cupboard space, electric cooking perfect for any aspiring chef that has recently been updated to impress
- Neat and tidy centrally located bathroom that has been recently renovated
- Ducted AC throughout for year round climate control
- Carport leading to a secure lock up garage with additional off street parking
- Electric roller shutters for added privacy
- Ideal verandah area for all your entertaining needs
- Easy care low maintenance gardens to the front and rear

## OUTDOORS

The outdoor area is a real treat that ensures kids of all ages have plenty of space to play and entertain themselves while you enjoy a Sunday afternoon BBQ. It has a wide front access that can accommodate your caravan or boat. Providing drive through carport for secure undercover parking.

## SPECIFICATIONS:

- CT / 5555/297
- Council / Playford
- Built / 1971
- Land / 656m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$480-\$500 per week

## LOCATION

Everything you need to live the lifestyle of your choice is at your fingertips. Being situated within a close proximity to local sporting clubs, Schools, local shops and public transport. All of this and still only moments away from all the major retailers at the Elizabeth City Shopping Centre.

This home speaks for itself, do not miss this one call now for your chance to view.  
Contact Andrew Rose today.

## 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	66WNFDC
Property Type	House
Land Area	647 m2

**Andrew Rose 0421 988 597**

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## 8 Bowood Street, Elizabeth Park

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

Interior	92m <sup>2</sup>	<b>210m<sup>2</sup></b> <b>TOTAL</b>
Exterior	71m <sup>2</sup>	
Garage	35m <sup>2</sup>	
Shed	12m <sup>2</sup>	