






8 Uphall Street, Elizabeth Park

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## Fantastic Investment Opportunity on Generous 636m<sup>2</sup> Allotment

### FOR SALE

\$620,000 - \$630,000

### VIEW

Sat 11th Jul @ 10:00AM - 10:20AM

### AGENTS

Corey Voss  
0412 262 180  
corey.voss@ljhces.com.au

James Frencken  
0476 871 921  
james.frencken@ljhces.com.au

### AGENCY

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

- MORE PHOTO'S COMING SOON\*

Ideally located in the highly sought-after suburb of Elizabeth Park and positioned directly opposite open parkland, this fantastic investment opportunity is within walking distance to Craigmore Shopping Village and only a short drive to both Elizabeth City Centre and Munno Para Shopping Centre.

Currently tenanted on a fixed lease until 4th October 2026 returning \$480 per week.

The home comprises three bedrooms, all fitted with ceiling fans, while the lounge/dining area also features a ceiling fan for added comfort. Additional features include ducted evaporative cooling, a wall-mounted air conditioner, and gas wall heating.

The galley-style kitchen offers ample cupboard space and leads through to the laundry, bathroom, and bedrooms, all conveniently positioned off the central hallway. Security and convenience are well

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

catered for, with the front entry accessed through a secure gate via the carport with roller door.

A second carport provides additional undercover parking. Outside, the spacious rear yard features a verandah, side pergola, and two tool sheds, all set on a generous allotment of approximately 636m<sup>2</sup>. Invest in your future and secure this delightful investment property in a fantastic location.

Please note that this property is currently tenanted. If you are intending to occupy the home as an owner-occupier, you will not be able to move in until the current fixed-term tenancy expires on 4th October 2026. However, you may purchase the property and become the new landlord until such time as the property becomes vacant and ready for occupation.

**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

## **MORE DETAILS**

|               |         |
|---------------|---------|
| Property ID   | 68ZVFDC |
| Property Type | House   |
| Land Area     | 636 m2  |

### **Corey Voss 0412 262 180**

Licensee & Senior Sales Representative | [corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)

### **James Frencken 0476 871 921**

Sales Representative | [james.frencken@ljhces.com.au](mailto:james.frencken@ljhces.com.au)

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

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8 UPHALL STREET, ELIZABETH PARK

|          |             |
|----------|-------------|
| INTERNAL | - 99.4 SQM  |
| EXTERNAL | - 104.5 SQM |
| TOTAL    | - 203.9 SQM |

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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