



Elizabeth Park

## Character Home on a Generous Allotment - Packed with Potential!

This home is available to inspect by appointment only. To arrange your private viewing, please contact the Agent via email to secure a suitable inspection time.

Andrew Rose of LJ Hooker is proud to present this solid brick family home positioned on a generous allotment in the ever-popular suburb of Elizabeth Park.

Whether you're a first-home buyer looking to break into the market, an investor searching for your next addition, or a renovator keen to add value, this property offers an outstanding opportunity with plenty of scope to make it your own.

Inside, you'll find three well-proportioned bedrooms, a spacious lounge room, and a functional kitchen and dining area offering plenty of cupboard and bench space. The home combines comfort and practicality with heating and cooling throughout, while the existing solar system helps keep energy costs under control.

3 1 1

**FOR SALE**  
\$700,000 - \$750,000

**VIEW**  
By Appointment

**AGENTS**  
Andrew Rose  
0421 988 597  
andrew.rose@ljhces.com.au

James Frencken  
0476 871 921  
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**AGENCY**  
LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555

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.

LJ Hooker

Step outside and you'll discover a large backyard with established fruit trees, plenty of lawn space for the kids and pets to enjoy, a substantial rear verandah for year-round entertaining, plus multiple sheds providing excellent storage and workshop options.

#### Features You'll Love:

- Three spacious bedrooms
- Built-in robes to Bedrooms 1 and 3
- Spacious lounge room
- Functional kitchen with ample storage
- Heating and cooling
- Solar power system
- Large rear entertaining verandah
- Separate laundry and toilet
- Multiple sheds and storage areas
- Established gardens and fruit trees
- Carport with additional off-street parking
- Solid brick construction
- Generous allotment with plenty of room to grow

#### Specifications:

CT / 5266 / 89

Council / City of Playford

Built / Approx. 1960

Land / Approx. 892 Sqm

Easements / Nil Registered Easements

Estimated rental assessment / \$500-\$530 per week (approx.)

Situated close to local schools, shopping centres, public transport and parks, this is a fantastic opportunity to secure a home with plenty of character and endless potential in a convenient location.

Offering a versatile floorplan, generous outdoor space and exciting opportunities to renovate, invest or simply move in and enjoy, this is a property that deserves your inspection.

For further information or to arrange an inspection, 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

#### MORE DETAILS

Property ID	68WWFDC
Property Type	House
House Size	110 m2
Land Area	892 m2

#### Andrew Rose 0421 988 597

Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

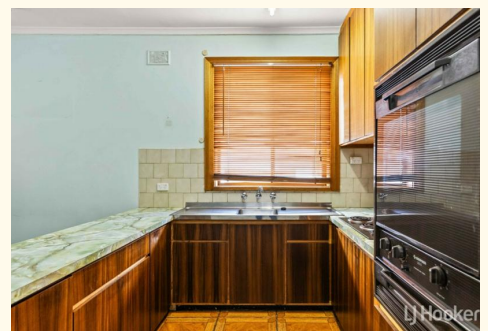
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#### LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

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## 89 Yorktown Road, Elizabeth Park



INTERNAL - 108.3 SQM  
 EXTERNAL - 109.9 SQM  
 TOTAL - 218.2 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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