



9 Adams Road, Elizabeth Park

Quiet Street, Reserve Views, Family Comfort

Presented by Andrew Rose of LJ Hooker, this well-positioned three-bedroom home enjoys a peaceful setting on a quiet street, directly opposite a reserve. Set on a generous 686sqm allotment (approx.) with a wide 21.9-metre frontage (approx.) and no easements, it presents an outstanding opportunity for buyers seeking a comfortable family residence or a solid investment in an established location.

A sense of space is immediately apparent, with established trees and neatly maintained garden beds enhancing the attractive colonial-style frontage, complete with classic timber shutters. Inside, a generous L-shaped lounge and dining area provides flexible living, finished in neutral tones that create a warm and inviting atmosphere. Large sliding glass doors draw in natural light, connecting the indoors with the outdoor spaces. The kitchen sits centrally within the home and has been updated with updated cabinetry, offering excellent storage including a full pantry and a window overlooking the rear yard.

All three bedrooms are well-proportioned, with the master bedroom featuring direct access to the backyard. The centrally located bathroom includes a separate bath and shower, supported by a separate toilet and laundry to ensure everyday functionality for family

3 1 3

FOR SALE
UNDER CONTRACT BY ANDREW
ROSE

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

living.

Outdoor entertaining is well catered for with a full-width rear verandah, providing the ideal place to host gatherings or relax while overlooking the spacious backyard. Vehicle accommodation is excellent, with a carport leading through to a substantial 6m x 9m garage (approx), offering secure parking along with valuable workshop space.

Key Features:

- Colonial-style home on a generous allotment
- Quiet street with reserve outlook
- Heating and cooling
- Full-width rear verandah ideal for entertaining
- Spacious rear yard with lawn and garden areas
- Large Rear Garage
- Solar System
- 686 Sqm Allotment (approx.)
- 21.9 Metre Frontage (approx.)

Specifications:

- CT / 5550/736
- Council / Playford
- Built / 1970
- Land / 686m2 (approx.)
- Frontage / 21.9 metre (approx.)
- Easements / Nil
- Estimated rental assessment / \$TBA per week

The location offers outstanding convenience, with public transport just a short walk to both Midway Road and Yorktown Road. Jubilee Park at the end of the street provides open green space for recreation and exercise, while nearby Aranga Park caters for football, netball, rugby and soccer. Families will appreciate the nearby schooling options including Elizabeth Park Primary School, Craigmore South Primary School, Hope Christian College, with public high school zoning at Playford International College.

Munno Para Shopping Centre is close by for major retail needs, with Drakes Foodland nearby for everyday essentials. This is a great opportunity to secure a family-sized allotment in a well-established and accessible location.

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 682ZFDC
Property Type House
Land Area 686 m2

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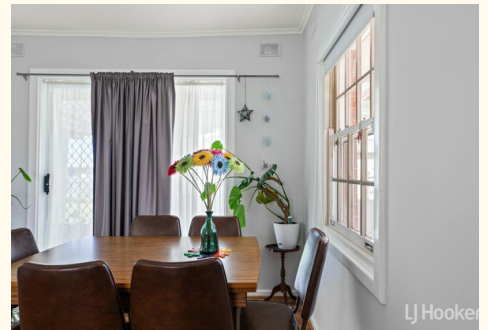
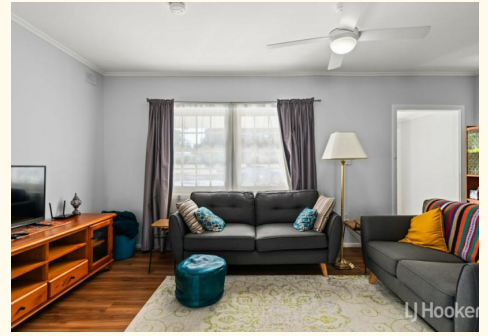
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INTERNAL	-	101.6 SQM
EXTERNAL	-	121.2 SQM
TOTAL	-	222.8 SQM

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.