



Elizabeth, 9 Wilcox Road

Attention Developers and Investors

LJ Hooker is pleased to present two exceptional properties for sale, proudly offered by Gareth Dickins: 9 and 11 Wilcox Road.

Property 9 encompasses approximately 858 square meters, while property 11 covers approximately 890 square meters, totaling an approximate land size of 1,748 square meters across both properties.

Property 9 features a three-bedroom home currently under lease until September 2024. This residence includes a formal lounge, three generously sized bedrooms, a kitchen with an adjoining dining area, climate control, roller shutters for privacy and security, a well-appointed bathroom, and a separate toilet. Externally, the home boasts a rear verandah connected to a double-length carport, complemented by a substantial garage measuring approximately 3.4 meters by 11 meters.

3 1 2

For Sale
Please Call

View
ljhooker.com.au/65GSFDC

Contact
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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.

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(08) 8255 9555

Located in a vibrant community, the properties offer proximity to a plethora of shopping options. Elizabeth Shopping Centre, within walking distance, provides a comprehensive shopping experience with an array of retail outlets. Additionally, Munno Para Shopping Centre and Blake's Crossing Shopping Centre are also within easy reach, offering a variety of supermarkets, restaurants, cafes, gyms, medical facilities, and pharmacies.

The area is well-served by educational institutions, hosting a variety of public and private schools that cater to students from reception through to Year 12. Public transport is readily accessible, with multiple bus stops within walking distance and Elizabeth Station nearby, ensuring a swift 40-minute commute to Adelaide's CBD. This connectivity makes it an ideal location for both families and professionals alike.

Call Gareth today for more information or times to view.

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 About this Property

Property ID	65GSFDC
Property Type	House
Land Area	858 m ²

Gareth Dickins 0417883329

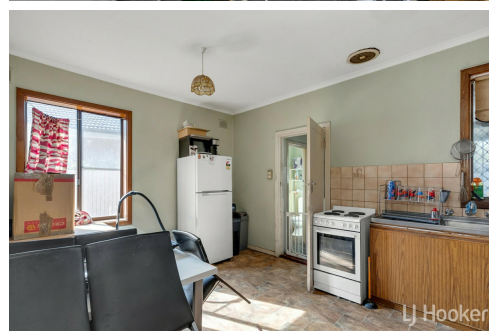
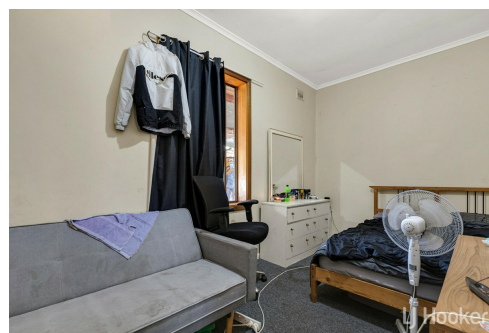
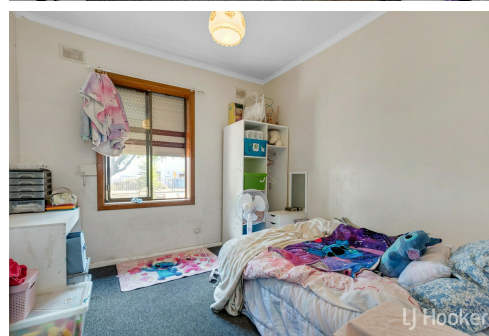
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9 Wilcox Road, Elizabeth

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

Interior	102m ²
Garage	37m ²
Verandah	42m ²
Carport	41m ²
Porch	04m ²

226m²
TOTAL