



Elizabeth South, 117 Goodman Road

Endless Possibilities on a Spacious Block

117 Goodman Road, Elizabeth South is proudly presented by Andrew Rose of LJ Hooker Craigmore. This versatile family home offers a unique floor plan and an exciting opportunity for first-home buyers, growing families, or savvy investors.

Set on a generous 808sqm (approx.) allotment with a wide 17.67m frontage, this well-maintained residence features three good-sized bedrooms, a formal lounge, and a separate dining area-perfect for comfortable day-to-day living. The kitchen and bathroom are both well presented, adding to the home's immediate appeal.

To the rear of the home, you'll find a study-privately accessed and ideal for working from home, creating a quiet retreat or use as a 4th Bedroom. The layout continues to impress with a verandah along the back and an additional pergola to the side, providing excellent outdoor entertaining options.



For Sale
Please Call

View
ljhooker.com.au/67BJFDC

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



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.

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

The large backyard provides plenty of space for kids and pets to play, while the expansive external games room is a standout feature-ideal as a rumpus room, studio, or whatever your needs may be. A single garage completes this fantastic package.

Key features:

- Study
- External Rumpus Room
- Roller Shutters
- Single Garage
- Close to Elizabeth South Train Station
- 808sqm (Approx.)

Specifications:

- CT / 5256/95
- Council / Playford
- Built / 1961
- Land / 808m2 (approx.)
- Easements / Subject to service easement(s) over the land marked A for Sewerage purposes to South Australian Water Corporation (223LG RPA)
- Estimated rental assessment / \$500-\$530 per week

Conveniently located near Elizabeth South Train Station, offering easy access to the CBD for city commuters. You'll also find the Elizabeth South Supermarket just moments away, with Elizabeth City Shopping Centre nearby for all your retail needs. This is a great opportunity to secure a home with a versatile floor plan, perfectly suited to a growing family.

Contact Andrew Rose today to discuss how 117 Goodman Road could be your next move!

Auction is the 5th day of July 2025, at 10:30am on site.

Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

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



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

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.

More About this Property

Property ID	67BJFDC
Property Type	House
House Size	110 m2
Land Area	808 m2
Including	Dishwasher

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

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

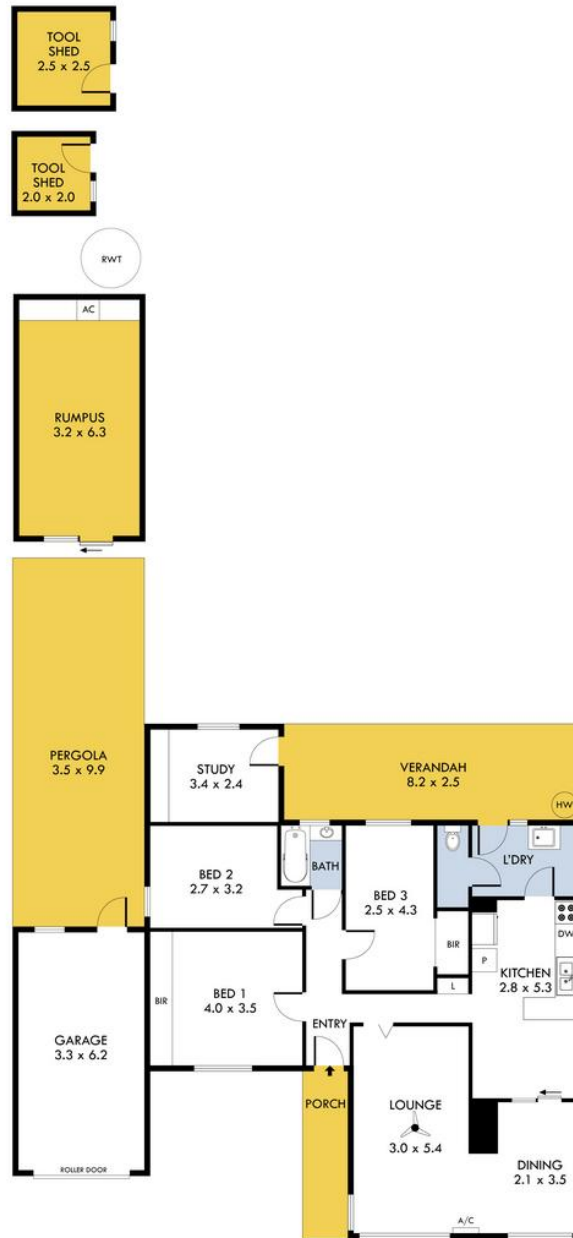
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



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.

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



117 Goodman Road, Elizabeth South



INTERNAL - 133.0 SQM
 EXTERNAL - 61.8 SQM
 TOTAL - 194.8 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.