



4 Hannan Street, Elizabeth South

Comfort & Convenience Come Together

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this fantastic opportunity in the heart of Elizabeth South. Offering an appealing combination of comfortable living and low-maintenance convenience, this three-bedroom home is an ideal option for first-home buyers looking to enter the market or investors searching for their next addition to the portfolio.

This Torrens Titled home, built in 2014, offers a practical floorplan designed for easy everyday living. Three generous bedrooms provide plenty of accommodation, with built-in robes and ceiling fans to each, while the master bedroom enjoys the added convenience of its own ensuite.

At the rear of the home, the open-plan living and dining area creates a welcoming central space to relax or spend time with family and friends. Overlooking the living area, the kitchen is equipped with a gas cooktop, dishwasher and plenty of cupboard and bench space, keeping everything practical and within easy reach.

Sliding doors connect the main living area with the rear yard, providing a private, easy-care outdoor space without the maintenance that

3 2 2

FOR SALE
\$590,000 - \$620,000

VIEW
Sat 3rd Oct @ 11:05AM - 11:25AM

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AGENCY
LJ Hooker Craigmore | Elizabeth | Salisbury
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

comes with a larger property. Heating and cooling ensures the home remains comfortable throughout the seasons.

Adding to the convenience is a secure single garage with an automatic roller door and internal access, making day-to-day living that little bit easier.

Now vacant and ready to move straight into, the property presents an excellent opportunity for first-home buyers, downsizers or owner-occupiers looking for a low-maintenance home with nothing to do but move in and enjoy. For investors, it also offers an appealing addition to the portfolio in a convenient and well-connected location.

Location is another major drawcard, with Elizabeth City Centre just minutes away offering major shopping, supermarkets, cafés, dining and everyday essentials. Local schools, public transport and recreational facilities are all within easy reach, while convenient access to major roads makes travelling throughout the northern suburbs and towards the Adelaide CBD simple.

Key features we love:

- Three generous bedrooms
- Built-in robes to all bedrooms
- Master bedroom with ensuite
- Ceiling fans to all bedrooms
- Spacious open-plan living and dining
- Functional kitchen with ample cupboard and bench space
- Gas cooktop
- Dishwasher
- Heating and cooling
- Secure single garage with automatic roller door and internal access

Specifications:

- CT / 6076 / 872
- Council / Playford
- Built / 2014
- Land / 272sqm (approx.)
- Estimated rental assessment / \$570 - \$600 per week
- Easements / SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE MINISTER FOR INFRASTRUCTURE (T 1970489)

Whether you're taking your first step into the property market or looking to grow your investment portfolio, this is an opportunity well worth considering in a convenient Elizabeth South location.

Contact James Frencken today on 0476 871 921 to secure this fantastic opportunity.

To make an offer, visit the link below:

<https://www.cognitofirms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

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	6956FDC
Property Type	House
Land Area	272 m2
Including	Air Conditioning

James Frencken 0476 871 921

Sales Representative | james.frencken@ljhces.com.au

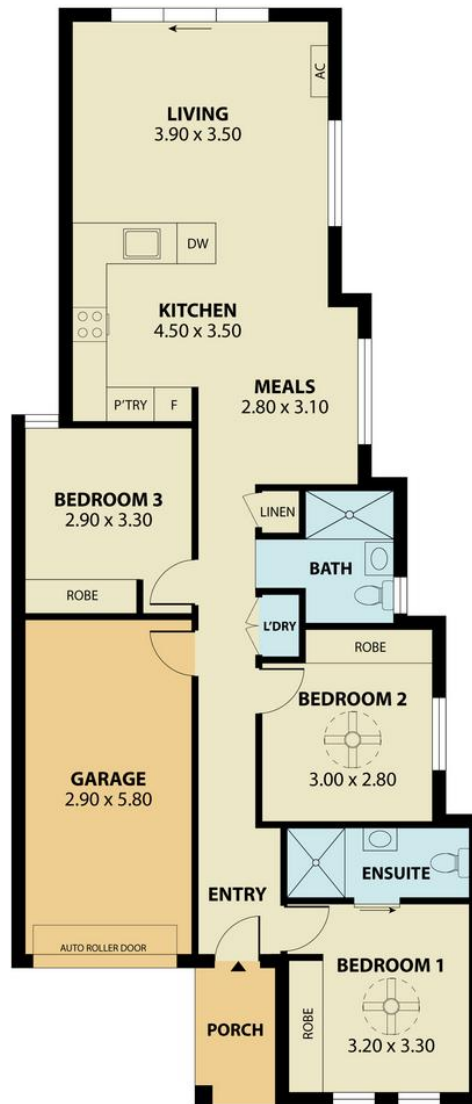
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INTERNAL - 87.9 SQM
EXTERNAL - 20.2 SQM
TOTAL - 108.1 SQM

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