



64 Willison Road, Elizabeth South

Opportunity Awaits!




Presented by Andrew Rose of LJ Hooker, this fantastic opportunity at 64 Willison Road, Elizabeth South is set on a generous allotment of approximately 593sqm and presents outstanding potential for investors, first home buyers, or those looking to grow their property portfolio.

Step inside to discover a neat and tidy home featuring three generously sized bedrooms, with the master positioned at the front of the home. The spacious separate lounge provides a comfortable place to relax, while the kitchen offers ample cupboard space and functionality for everyday living. Timber floorboards flow throughout the home, adding warmth and easy maintenance, while the bathroom includes a separate toilet for added family convenience.

Outside, the home continues to impress with a secure garage featuring a roller door and drive-through access to the rear yard. A large rear verandah creates the perfect space for entertaining family and friends while overlooking the spacious backyard, offering plenty of room for children and pets to enjoy, along with endless potential to further improve or personalise.

Key features we love:

- 3 Good Sized Bedrooms

3  1  1 

FOR SALE
\$559,000

VIEW
Sat 27th Jun @ 11:30AM - 12:00PM

AGENTS
Andrew Rose
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andrew.rose@ljhces.com.au

James Frencken
0476 871 921
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AGENCY
LJ Hooker Craigmore | Elizabeth |
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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**

- Wooden Floors throughout
- Heating and Cooling
- Rear Verandah
- Single Garage with Roller Door
- Close to Schools, Parks and Shops
- 593 Sqm (approx.)

Specifications:

- CT / 5120/391
- Council / Playford
- Built / 1957
- Land / 593m2 (approx.)
- Easements / Subject to party wall rights over the land marked B (RE 6789521)

Subject to service easements over the land marked A for sewerage purposes to South Australian Water Corporation (223LG RPA) Together with party wall right(s) over the land marked C (RE 6789521)

- Estimated rental assessment / \$450-\$470 per week

Please Note: This Property is currently tenanted at \$430 per week until March 2027.

Whether you are looking to expand your investment portfolio, purchase your first home, or secure a low-maintenance property to downsize into, this home ticks all the right boxes.

Conveniently located within walking distance to the local primary school and only minutes from both Elizabeth City Centre and Salisbury Shopping Centre, you will enjoy easy access to shopping, dining, entertainment, and everyday amenities.

For any further information or to arrange a suitable viewing time, contact Andrew 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	68UUFDC
Property Type	House
Land Area	593 m2

Andrew Rose 0421 988 597

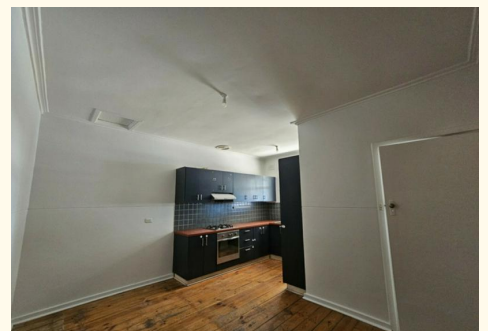
Senior Sales Representative | andrew.rose@ljhces.com.au

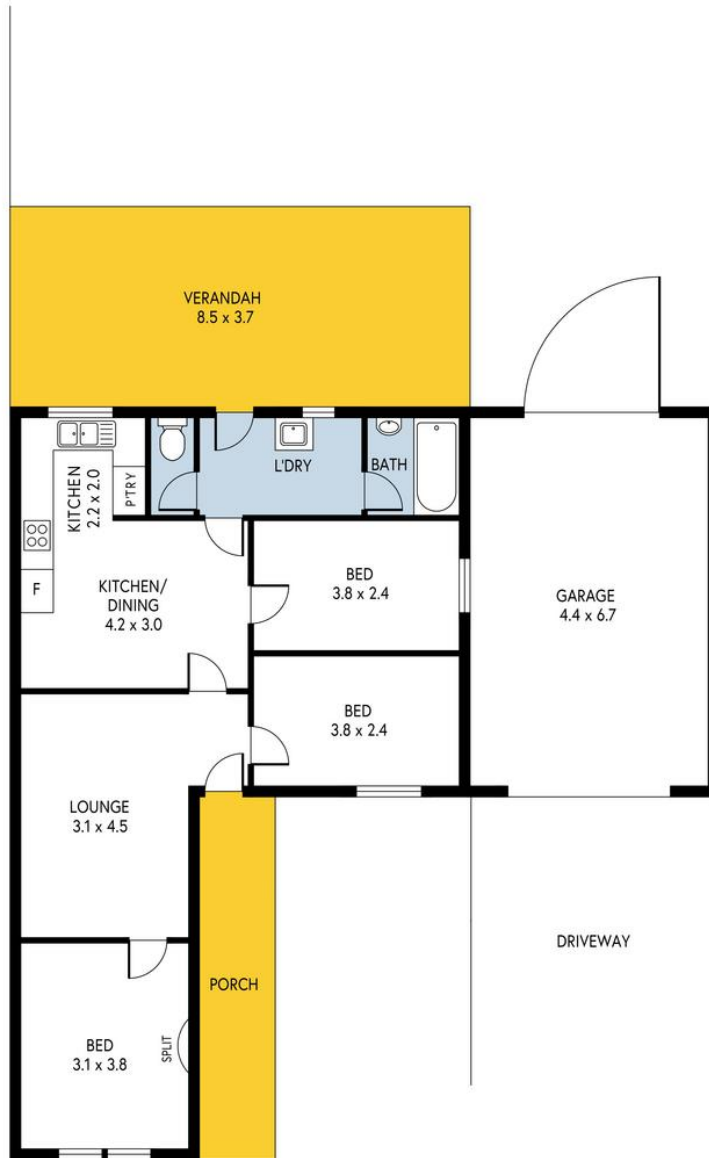
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64 WILLISON ROAD, ELIZABETH SOUTH

INTERNAL	- 117.8 SQM
EXTERNAL	- 40.9 SQM
TOTAL	- 158.7 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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