



## Elizabeth South, 68 Underdown Road

Buy One or Buy Both!

PRICE CHANGE - \$930,000 - \$ 960,000 FOR BOTH or \$465,000 - \$480,000 EACH

An exceptional opportunity to secure a large portion of land (almost 1200m2 approx.) with two rental returns, and both properties on separate torrens titles.

Location, land, limitless potential. On offer here is the opportunity to secure a significant portion of real estate in an ever growing area. You have the choice to buy both blocks or either one, depending on your budget. Option A opens the door to future subdivision and development (STCC), while option B allows savvy investors the chance to maximise rental yield and enjoy some of the highest capital growth rates in the state.

Both properties are in an extremely neat condition, considering their age, with updated kitchens and well maintained spaces. Other highlights include an updated roof to both, solar panels on the roof on 68, and gated access to the rear of both.



**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.



**For Sale**  
\$455,000 - \$485,000

**View**  
[ljhooker.com.au/67QJFDC](http://ljhooker.com.au/67QJFDC)

**Contact**  
**Bradley Clarke**  
0422 070 240  
brad.clarke@ljhces.com.au  
**Steve Jacobs**  
0411 045 329  
steve.jacobs@ljhces.com.au

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

It is with great pleasure that LJ Hooker Craigmore | Elizabeth, Steve Jacobs and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- A leisure stroll to the magnificent Mofflin Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Woolworths for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 5-minutes to Elizabeth Shopping Centre for all your major brand name shopping outlets, cafés and entertainment options

These are both currently tenanted, 66 Underdown at \$350 per week on a periodic lease, and 68 Underdown at \$380 per week on a fixed lease until August 2025

Specifications:

CT / 6070 / 818,819

Council / Playford

Zoning / GN

Built / 1962

Land / 589m2 (66 Underdown), 595m2 (68 Underdown)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Estimated rental assessment: \$410 - \$430 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Elizabeth Vale Primary School, St Mary Magdelene's School, Elizabeth South Primary School

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



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## More About this Property

<b>Property ID</b>	67QJFDC
<b>Property Type</b>	House
<b>House Size</b>	86 m2
<b>Land Area</b>	595 m2

**Bradley Clarke 0422 070 240**

Sales Representative | [brad.clarke@ljhces.com.au](mailto:brad.clarke@ljhces.com.au)

**Steve Jacobs 0411 045 329**

Sales Representative | [steve.jacobs@ljhces.com.au](mailto:steve.jacobs@ljhces.com.au)

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

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114

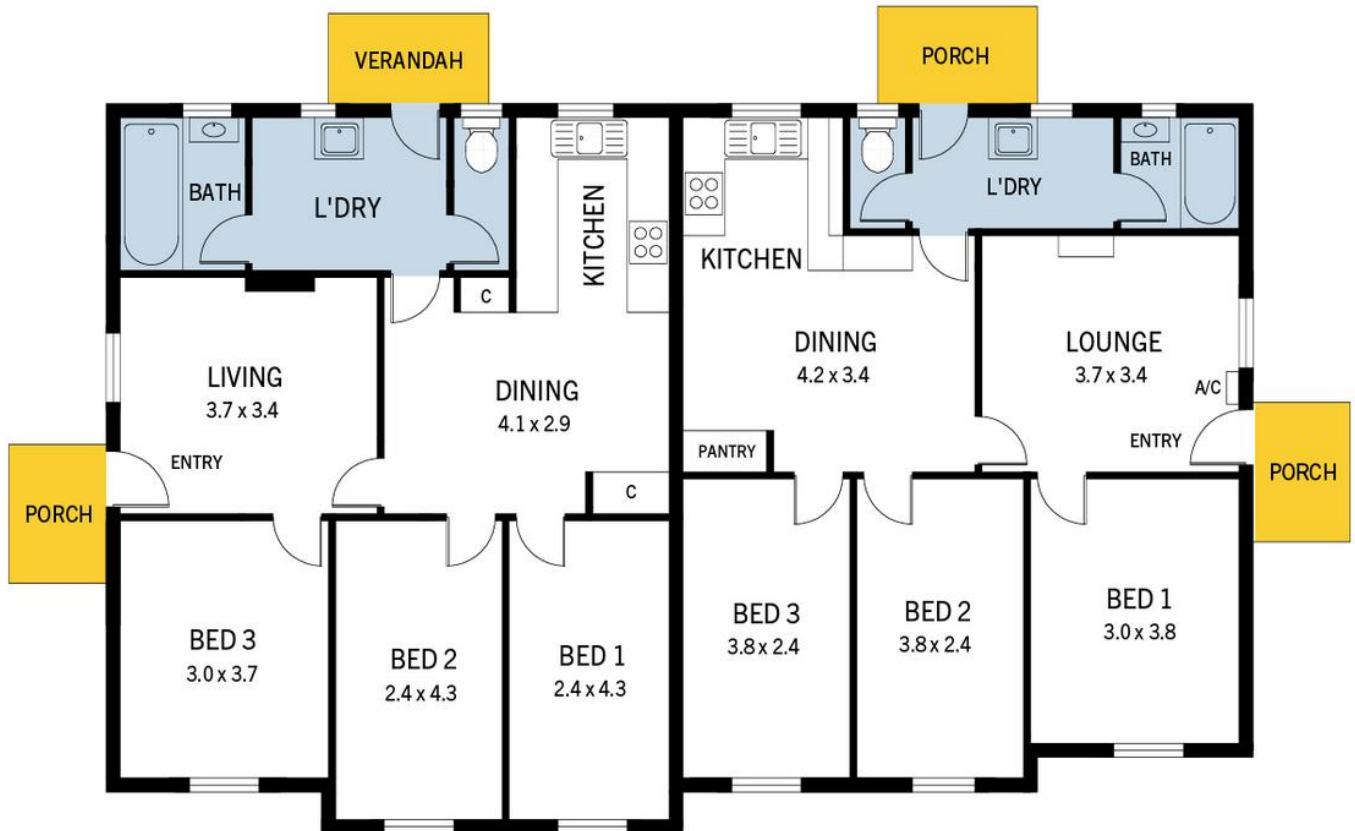
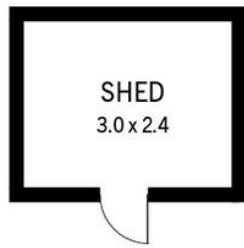
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68 Underdown Rd

66 Underdown Rd

## 66+68 Underdown Rd, Elizabeth South

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	163m <sup>2</sup>
Porch	9m <sup>2</sup>
Verandah	3m <sup>2</sup>
Shed	7m <sup>2</sup>

**182m<sup>2</sup>**  
TOTAL



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