



11 Rhus Avenue, Elizabeth Vale

## Endless Possibilities in the Heart of Elizabeth Vale




Presented by Andrew Rose of LJ Hooker Craigmore, this property in Elizabeth Vale offers exceptional potential for homeowners, investors, and developers alike. Set on a generous 666sqm (approx.) allotment with a wide 22.5-metre frontage (approx.) and no easements, it presents endless opportunities - whether you're looking to move in, invest, or explore subdivision potential (subject to council consent).

Step inside to find a comfortable home featuring three bedrooms and a well-appointed bathroom. The spacious open-plan kitchen and dining area includes ample cupboard space, perfect for family living. For year-round comfort, a split system air conditioner ensures the home stays comfortable in every season.

Outdoors, the property continues to impress with a large backyard, shaded pergola area, and carport accommodating multiple vehicles. There's also a large shed for secure storage plus an additional garden shed for all your tools and equipment.

Key features this home offers:

- 3 Comfortable Bedrooms
- Secure Front

3  1  1 

**FOR SALE**  
\$600,000 - \$650,000

### AGENTS

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James Frencken  
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### AGENCY

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

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**

- Heating and Cooling
- Large Backyard with Shed
- Single Carport
- Close to Lyell McEwin Hospital, Schools and shops
- 666 Sqm Allotment (Approx.)

Specifications:

- CT / 5288/709
- Council / Playford
- Built / 1965
- Land / 666m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$510-\$530 per week

Please Note: This home is currently tenanted at \$450 per week until August 2026.

With its wide frontage, secure entry, and convenient location, this home offers both lifestyle and opportunity. You'll love the close proximity to Lyell McEwin Hospital and Calvary Central Districts Hospital, along with nearby Harry Bowey Reserve and Carisbrooke Park, where scenic walking trails and playgrounds await. Local schools such as Elizabeth Vale Primary and Salisbury Park Primary are within easy reach, while shopping is a breeze with Parabanks and Elizabeth Shopping Centre both just minutes away.

Whether you're seeking a smart investment, a future development site, or a home to make your own, 11 Rhus Avenue, Elizabeth Vale is not to be missed.

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	67V3FDC
Property Type	House
House Size	105 m2
Land Area	666 m2

**Andrew Rose 0421 988 597**

Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

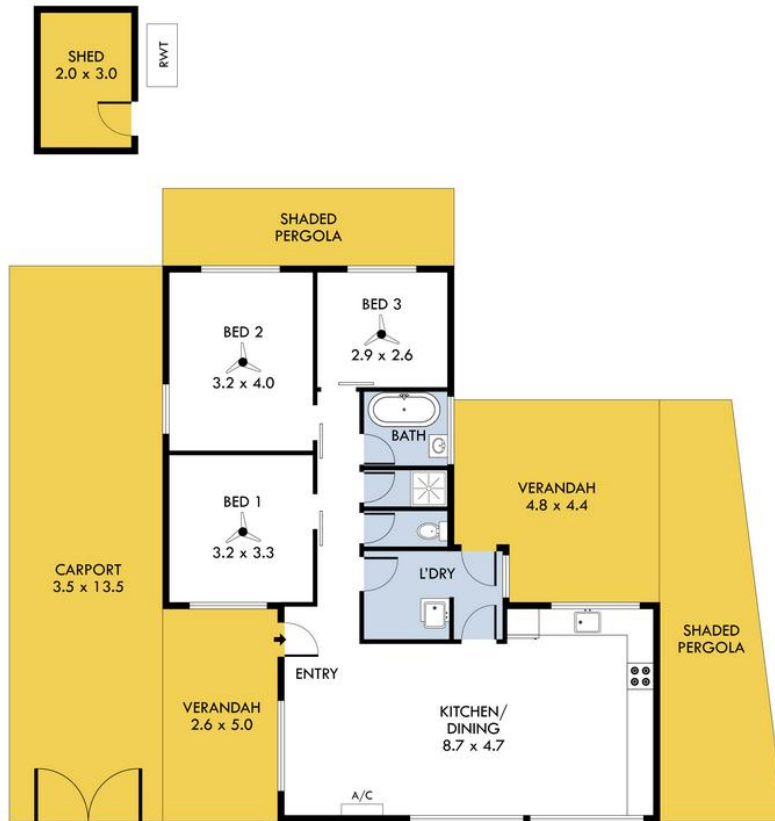
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INTERNAL	-	92.5 SQM
EXTERNAL	-	120.8 SQM
TOTAL	-	213.3 SQM

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.