



12 Guerin Road, Elizabeth Vale

Nest or Invest!

Andrew Rose of LJ Hooker is delighted to present an exceptional opportunity perfect for first-home buyers, young families, or investors looking to enhance their portfolio. Nestled on a 502 sqm (approx.) allotment, this property combines comfort and convenience, situated just moments from the Lyell McEwin Hospital.

This inviting home offers three generously sized bedrooms, ensuring plenty of space for the family. The lounge area is the ideal retreat to unwind, while the open-plan kitchen and dining space provide a warm and functional hub for everyday living.




Outside, the generous backyard provides ample space for children and pets to play, complemented by a secure carport with convenient rear yard access.

Property Highlights:

- Three spacious bedrooms
- Neat and well-maintained throughout
- Expansive backyard
- Single Carport
- Side gate access to the backyard
- Conveniently located near Lyell McEwin Hospital

Specifications:

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.

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FOR SALE

\$499,000 - \$539,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Craigmore | Elizabeth |
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CT / 5245/961
Council / Playford
Easements / Subject to party wall right(s) over the land marked A (RE 7812705)
Together with Party Wall right(s) over the land marked B (RE 7812705)
Built / 1963
Land / 505m² (approx.)
Rental estimate / \$440-\$460 Per week

Please Note: This property is currently tenanted at \$430 per week on a Periodic Lease

Positioned in the ever-growing Playford City Council area, this home is close to a range of amenities. Families will appreciate proximity to Elizabeth Vale School, the local soccer club, and the bustling Elizabeth Shopping City. For leisure and recreation, the Playford International Tennis Centre is just a short drive away.

This is an opportunity not to be missed! Contact Andrew Rose today to secure your future in this sought-after location.

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	68UDFDC
Property Type	House
Land Area	502 m2

Andrew Rose 0421 988 597

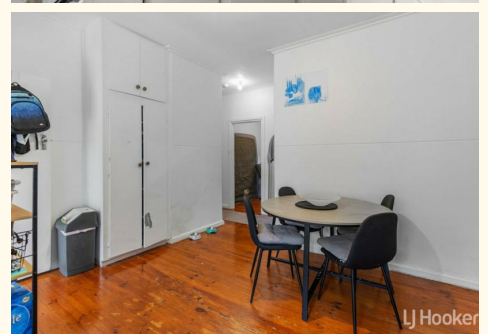
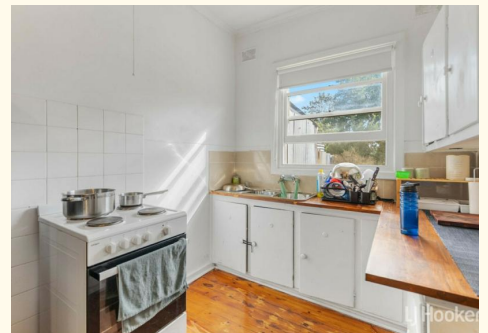
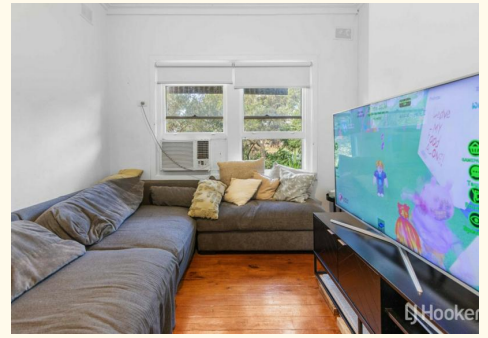
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INTERNAL - 78.0 SQM
EXTERNAL - 24.0 SQM
TOTAL - 102.0 SQM

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.

PRODUCED BY
**urban.
creative**

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 **LJ Hooker**