



Elizabeth Vale, 14 Prunus Avenue

A Rare Original Gem on a Corner Allotment

Welcome to 14 Prunus Avenue, Elizabeth Vale Proudly presented by Andrew Rose of LJ Hooker.

Set on a generous 862sqm (approx.) corner block with no easements, this beautifully preserved gem is a rare find. Built in 1964 and lovingly cared for by its original owner, the home offers timeless charm and outstanding original condition that's hard to come by.

From the moment you arrive, the home's strong street presence and character make a lasting impression. Inside, you'll find a practical and welcoming layout featuring three good-sized bedrooms, two of which include built-in robes. The spacious living and dining area flows effortlessly into a well-appointed kitchen, while the central bathroom and separate toilet offer everyday convenience. A single carport provides drive-through access to a secure shed, ideal for extra storage or workspace.



For Sale
Please Call

View
ljhooker.com.au/679EFDC

Contact
Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au



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.

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Salisbury
(08) 8255 9555**

Step outside to enjoy a rear pergola that overlooks the expansive backyard, which wraps around the side of the home - a perfect space for children, pets, or even future landscaping projects.

Key features we love:

- Beautifully Maintained
- No Easements
- Heating and cooling
- Corner Allotment
- Single Carport
- Close to Lyell McEwin Hospital
- 862sqm (approx.)

Specifications:

- CT / 5279 / 587
- Council / Playford
- Built / 1964
- Land / 862m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$550-\$570 per week

The location is just as appealing, positioned within walking distance to the beautiful Harry Bowey Reserve with its playground, grassed areas, and scenic walking trails. You're also close to Elizabeth Vale and Salisbury Park Primary Schools, and just moments from the Lyell McEwin Hospital - making it a fantastic option for healthcare workers or a solid investment opportunity with strong rental potential.

This is a standout home in a peaceful, well-established neighbourhood - spacious, solid, and full of potential.

Contact Andrew Rose today to register your interest.

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

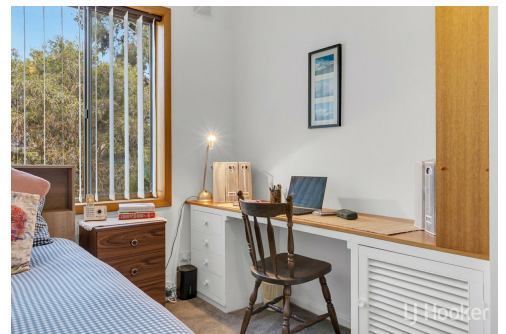
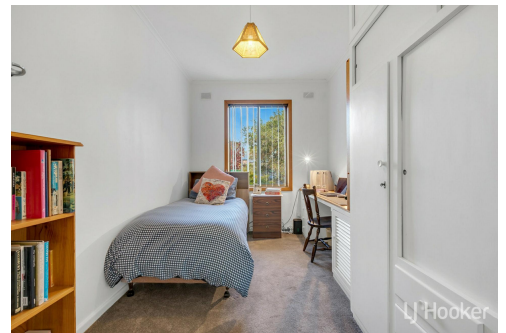
| | |
|---------------|---------|
| Property ID | 679EFDC |
| Property Type | House |
| Land Area | 843 m2 |

Andrew Rose 0421 988 597

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

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

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14 Prunus Avenue, Elizabeth Vale

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

Produced by **Property Portraits**

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|----------|-------------------|
| Interior | 102m ² |
| Shed | 24m ² |
| Carport | 17m ² |
| Porch | 9m ² |
| Pergola | 56m ² |

208m²
TOTAL