



3 Tidcombe Street, Elizabeth Vale

Fantastic Opportunity in a Highly Convenient Location

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this fantastic opportunity in the highly convenient suburb of Elizabeth Vale.

Whether you're looking to enter the market, expand your investment portfolio, or secure a home in a location that places everyday amenities within easy reach, this is an opportunity worth considering.

Positioned just a short walk from the Lyell McEwin Hospital and directly opposite a childcare centre, opportunities in locations such as this are becoming increasingly difficult to find. Public transport, local shopping facilities, schools and nearby reserves are all within easy reach, making day-to-day living simple and convenient.

Inside, you'll find three well-sized bedrooms, a separate lounge room and a generous dining area adjoining the updated kitchen. The kitchen has been modernised over time and offers ample storage, quality bench space and a practical layout for everyday living.

The neutral colour palette throughout creates a light and inviting feel, while ducted air conditioning and ceiling fans help provide year-round

3 1 2

FOR SALE
\$525,000 - \$555,000

VIEW
Sat 27th Jun @ 1:00PM - 1:30PM

AGENTS
James Frencken
0476 871 921
james.frencken@ljhces.com.au

Corey Voss
0412 262 180
corey.voss@ljhces.com.au

AGENCY
LJ Hooker Craigmore | Elizabeth | Salisbury
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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

comfort. The bathroom has also been updated over time with a modern vanity and neutral finishes.

Outside, the property offers excellent vehicle accommodation, with a double-width driveway leading through a large carport and into a secure lock-up garage. An undercover rear verandah provides the perfect space for entertaining family and friends, while the good-sized backyard offers plenty of room for children, pets, or those who simply enjoy spending time outdoors.

Built in 1962, this home presents a flexible opportunity for both owner-occupiers and investors alike. Combining updated features, practical living spaces and a highly convenient location, this is a property that is sure to attract strong interest.

Whether you're looking to move in, invest, or secure a property in a location that continues to attract strong demand, this is an opportunity you won't want to miss. For further information or to register your interest, contact James Frencken on 0476 871 921 today.

Key Features:

- Updated kitchen
- Updated bathroom vanity
- Ducted air conditioning
- Large carport and secure garage
- Undercover rear verandah
- Good-sized backyard

Specifications:

- CT: 5088 / 568
- Council: City of Playford
- Year Built: 1962
- Land: 501sqm (approx.)
- Estimated Rental Return: \$450 - \$470 per week
- Easements: subject to party wall right(s) over the land marked b (re 6184611), subject to service easement(s) over the land marked c for sewerage purposes to south Australian water corporation (223lg rpa), together with party wall right(s) over the land marked b (re 6184611)

Please note: the property is currently tenanted at \$395 per week on a periodic lease.

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 68Y7FDC
Property Type House
House Size 83 m2
Land Area 501 m2

James Frencken 0476 871 921

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Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

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INTERNAL - 84.4 SQM
 EXTERNAL - 65.0 SQM
 TOTAL - 149.4 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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