

43 Eliza Street, Salisbury




Endless Possibilities on a Huge 932sqm - Prime Salisbury Opportunity!

Auction Location: 43 Eliza Street, Salisbury SA 5108

Proudly presented by Andrew Rose of LJ Hooker, 43 Eliza Street, Salisbury is a truly exciting opportunity where space, location, and potential come together. Set on a massive 932sqm (approx.) allotment with a wide 19.20m frontage and no easements, this property offers the kind of flexibility that's becoming increasingly rare.

Built in the 1960s and beautifully maintained, the home exudes warmth and charm. Inside, you'll find a separate lounge room and a well-appointed kitchen with ample cupboard space that overlooks the dining area, making it perfect for everyday living and entertaining. The layout continues with three well-sized bedrooms, a family bathroom, and a separate toilet located down the hallway.

At the rear of the home, a full-length verandah provides a peaceful space to relax while overlooking the expansive backyard, which offers an abundance of space. The established, low-maintenance gardens make for easy care, while the single carport with roller door provides

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FOR SALE
UNDER CONTRACT

AGENTS

Andrew Rose
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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**

drive-through access to the large rear garage - ideal for storage, a workshop, or additional parking.

Key features we love:

- NO EASEMENTS
- 19.20 metre Frontage (approx.)
- Well Maintained Loved home by single owner
- Roller Shutters to front windows
- Single Carport with Roller Door
- Close to Salisbury Centre
- 932sqm (approx.)

Specifications:

- CT / 5631 / 10
- Council / Salisbury
- Built / 1963 (approx.)
- Land / 932m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$TBA per week

Set in a location that's all about lifestyle and convenience, this home is just a short stroll from Salisbury Downs Primary and Salisbury High, making it ideal for families. Parabanks Shopping Centre and Hollywood Plaza are only minutes away, offering all the retail and dining options you could need. Commuting to the CBD is a breeze with Salisbury Train Station just a few minutes' walk, providing quick and traffic-free travel into the city. The surrounding reserves, walking trails, and green spaces add to the lifestyle appeal of the area.

Whether you're looking to develop (STCC), invest, or secure a home with future potential, 43 Eliza Street is a standout opportunity not to be missed. Reach out to Andrew Rose today and make your move toward something special.

Auction is the 28th day of June 2025, at 1:30pm on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmore Shopping Village, Craigmore LJ Hooker Craigmore | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

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	679ZFDC
Property Type	House
Land Area	932 m2

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INTERNAL - 140.3 SQM
 EXTERNAL - 80.0 SQM
 TOTAL - 220.3 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.