

**11 & 13 Larkhill Rd, Elizabeth North, SA 5113**

**Professionals**

**Sold House**

Thursday, 11 April 2024

11 & 13 Larkhill Rd, Elizabeth North, SA 5113

Bedrooms: 6

Bathrooms: 2

Parkings: 6

Area: 1750 m2

Type: House



Luke Alexander  
0420549565

**\$805,000**

Don't miss out on this exceptional investment opportunity brought to you by Luke Alexander from Professionals Elizabeth. Located at 11 & 13 Larkhill Road, Elizabeth North, this offering presents two separate properties on individual titles, boasting a combined site of approximately 1750m<sup>2</sup>. Each property features three bedrooms and is currently tenanted, providing immediate rental income. Property 11 is secured with a fixed-term lease until February 2025, yielding \$370 per week, while Property 13 enjoys a periodic lease generating \$275 per week. With a generous frontage of approximately 25 meters each, these homes offer remarkable development potential in a prime location. Take advantage of this rare chance to acquire a dual-property investment with promising returns and strategic development prospects. Contact Luke Alexander today to secure this lucrative investment opportunity! Disclaimer: While we have sourced the information in this document from what we consider reliable sources, we cannot ensure its absolute accuracy. No warranty or representation is provided regarding the correctness of the information supplied, and neither the Vendors nor their Agent can be held accountable for errors or omissions. Prospective Purchasers are strongly advised to conduct their own investigations. Any inclusions or exclusions must be verified in the Contract of Sale. Property Code: 119