

**154 -156 Sampson Road, Elizabeth Grove, SA 5112**



## House For Sale

Thursday, 16 November 2023

154 -156 Sampson Road, Elizabeth Grove, SA 5112

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1056 m2**

**Type: House**



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**\$525,000 - \$550,000**

Offering eagle-eyed families, investors and developers a gold-star opportunity, we have two semi-detached homes on separate titles spanning one massive 1056sqm allotment with combined 31 metre street frontage (approx.). Currently each property is leased at \$260 per week, a generous income for investors with vacancy rates are at an all-time low. As a development prospect subject to development approvals, the substantial block of land can easily accommodate a lucrative housing project. The early sixties properties showcase their quaint originality. One home features two bedrooms, a large kitchen/meals area and a separate lounge. Alongside is a secure carport and a rear veranda. The second home delivers a similar design but includes three bedrooms, vinyl floors, split system air conditioning and driveway parking. While the real treasure is clearly in their combined investment or development value, the option also exists to purchase each home separately. Highlights include: Brilliant location between the Elizabeth Shopping Centre and Lyell McEwin Hospital - Close to a choice of schools, local parks and reserves - Public transport options of bus and train - Functional kitchens with ample storage and family meals areas - Separate lounges - Wet areas include laundry, separate w/c and bathrooms with walk-in showers - Unzoned primary schools: Elizabeth Vale (1km) Elizabeth Grove (1.1km) - Zoned Playford International College (2.5km) An interesting opportunity to invest, nest or develop (stcc)! For further information contact Jakub Ratajczak on 0448 114 454. Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.