

**31 Charford Street, Elizabeth North, SA 5113**



**Sold House**

Tuesday, 5 March 2024

31 Charford Street, Elizabeth North, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 484 m2**

**Type: House**



Corey Voss  
0412262180



Hayden More  
0448762846

**\$368,000**

Presenting an outstanding opportunity for discerning buyers, LJ Hooker and Corey Voss proudly introduce this well-constructed semi-detached property, characterized by its solid brick structure. Ideal for investors looking to get into the market! This slate fronted semi offers roller shutters to the lounge and bedroom 1. There are three bedrooms, with built-in robes featured in bedrooms 1 & 2. The formal lounge graces the front of the home, while the central family/meals area is strategically positioned opposite the kitchen that features an electric stove. The outdoor space is defined by a double-length carport with roller doors at each end and a full-length rear verandah. Total approx. land size is a generous 484m<sup>2</sup>. The home is currently tenanted on a long-term lease agreement expiring in February 2025. Current rental return is \$320 per week. Positioned in close proximity to a nearby reserve, as well as having convenient access to shops, schools, and transportation, this property offers a compelling investment opportunity. Act quickly to secure this home now! For further details, please contact Corey Voss on 0412 262 180. 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