

**44 Womma Road, Elizabeth North, SA 5113**



**House For Sale**

Wednesday, 19 June 2024

**44 Womma Road, Elizabeth North, SA 5113**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



John Eglezos  
0413835213



Vince Tropepe  
0402112777

## **Auction On-Site Sunday 7th July 9:30am**

Welcome to this exciting opportunity located in the heart of Elizabeth North. Set on a generous 836m<sup>2</sup> block, this property offers ample space and potential for the astute buyer looking to renovate, or develop (STCC). The existing house is a blank canvas waiting for your creative touch. While it requires significant renovation, it offers a solid foundation and the opportunity to design and recreate. The large land size with a wide frontage of 18.29m (approx). presents the potential for subdivision (subject to council consent), offering further investment opportunities for developers. Located in the suburb of Elizabeth North where there are amenities at your fingertips. Easy access to local green spaces, schools, Elizabeth Shopping Centre & Munno Para Shopping Centre. Stay connected to surrounding suburbs and Adelaide CBD with public transport options and Main North Road within close proximity. Nearby Schools / Elizabeth North P.S, South Downs P.S, Elizabeth Park P.S, Elizabeth Downs P.S, Swallowcliffe School P-6, Playford International College, Kaurana Plains School. Don't miss out on this fantastic opportunity to secure a large block with endless possibilities in Elizabeth North. Whether you choose to renovate and extend the existing home or explore development options, this property promises great potential and value. For more information or to arrange a viewing, please contact John Eglezos on 0413 835 213. Ray White Prospect is taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.