

**191 Hogarth Rd, Elizabeth Grove, SA, 5112**



**House For Sale**

Thursday, 24 October 2024

191 Hogarth Rd, Elizabeth Grove, SA, 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## Attention Investors!

Andrew Rose of LJ Hooker is proud to present this fantastic opportunity, perfect for first-home buyers, young families, or savvy investors looking to expand their portfolio. Situated on a large block with the potential for subdivision (subject to council consent), this home is ideally located within walking distance to the Lyell McEwin Hospital, offering both convenience and comfort.

This charming property features three spacious bedrooms, ensuring ample space for the family. The inviting lounge provides the perfect spot to relax, while the open-plan kitchen and dining area offer an ideal setting for casual, everyday living. Step outside to a generous backyard, where you'll find a rear verandah that spans the back of the home, perfect for outdoor entertaining. The large rear shed, accessible from the driveway, is ideal for hobbyists or for storing extra vehicles, boats, caravans, or trailers.

### Key Features:

- Subdivision potential (STCA)
- Rear Verandah across the back of the home
- Three well-sized bedrooms
- Neat and tidy throughout
- Expansive backyard with a large shed
- Within walking distance to the Lyell McEwin Hospital
- Side Gate access to the rear shed and backyard

### Specifications:

CT / 5084/667

Council / Playford

Built / 1962

Land / 689m<sup>2</sup> (approx.)

Frontage / 15.27m (approx.)

Easements / Subject to Party wall rights over land marked B

Together with Party wall rights over the land marked A

Rental estimate / \$380-\$400 per week

Please note: This home is currently tenanted at \$350 per week until February 2025.

This home is located within the ever-growing Playford City Council, making it an ideal spot for families. It's conveniently close to the Lyell McEwin Hospital, Elizabeth Vale Soccer Club, Elizabeth Vale School, and the bustling Elizabeth Shopping City. Additionally, the nearby Playford International Tennis Centre offers fantastic recreational opportunities for sports enthusiasts.

### 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.

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