



61 Light Road, Coromandel Valley

A Rare Multi Generational Haven on a Stunning Lifestyle Allotment

Nestled on approximately 2,757sqm of beautifully maintained grounds, this much loved family home offers an exceptional opportunity for those seeking space, versatility and a peaceful lifestyle without sacrificing convenience. Built in 1976 and proudly held by the one family since new, this solid brick residence has been the backdrop for decades of cherished memories and is now ready to welcome its next chapter.

Designed with families of all ages in mind, this expansive home provides an abundance of living options, generous accommodation and the rare bonus of a fully self contained granny flat - perfect for extended family, independent teenagers, guests or even potential additional income.

From the moment you step inside, you will appreciate the warmth and character of the home. A welcoming entrance hall leads to the formal lounge and dining rooms, where soaring raked ceilings, feature brickwork and large picture windows frame the picturesque gardens and create inviting spaces to relax or entertain.

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FOR SALE
\$1,550,000-\$1,650,000

VIEW
Sun 12th Jul @ 12:00PM - 12:30PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

At the heart of the home is the updated galley style kitchen, flooded with natural light and thoughtfully designed with ample bench and cupboard space. Overlooking the rear entertaining area and adjoining the tiled family and casual meals area, it provides the perfect setting for everyday family living.

The spacious master suite is privately positioned at the front of the home and features a generous walk-in robe and ensuite. Three additional bedrooms, all with built-in robes, are serviced by a neutral family bathroom complete with a full sized bath, while the updated laundry offers excellent storage and bench space. Year round comfort is assured with ducted evaporative cooling and gas heating, ensuring the home remains comfortable throughout every season.

A standout feature is the attached self contained granny flat, offering its own private entrance, spacious open plan living and dining area with split system air conditioner, fully equipped kitchen, separate bedroom and ensuite bathroom. Whether accommodating ageing parents, adult children or visitors this flexible space opens up endless possibilities.

The surprises continue downstairs, where you will discover a cellar, generous pantry/storage area and a versatile games room or home office that opens directly to an additional outdoor entertaining space - ready to be transformed into whatever suits your family's lifestyle.

Outside, the property truly shines. An extensive undercover entertaining area with all weather blinds flows effortlessly onto a timber deck, creating an exceptional space for year round entertaining while enjoying the tranquil outlook across the beautifully established grounds. Vegetable gardens, expansive lawns and mature landscaping provide plenty of room for children and pets to play, while offering a peaceful country ambience just moments from every urban convenience.

Parking is equally impressive, with a double lock up garage offering internal access, a double carport, space for a trailer, boat or caravan and additional off street parking via the convenient circular driveway.

This is a home where generations have gathered, celebrated and created lifelong memories. Now, the opportunity awaits for a new family to write the next chapter.

A property of this size, versatility and warmth is a rare offering. Inspection is highly recommended to truly appreciate everything this remarkable family home has to offer.

Property Details:

Council: City of Onkaparinga

Council Rates: TBA

SA Water: TBA

House Size: 347 sqm

Land Size: 2757 sqm (appeox)

Year Built: 1976

For further information please contact Jarad Henry or Debbie Mundy.

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certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

MORE DETAILS

Property ID	QF0GW0
Property Type	House
House Size	347 m2
Land Area	2757 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
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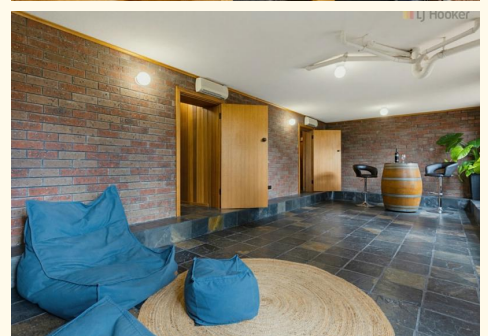
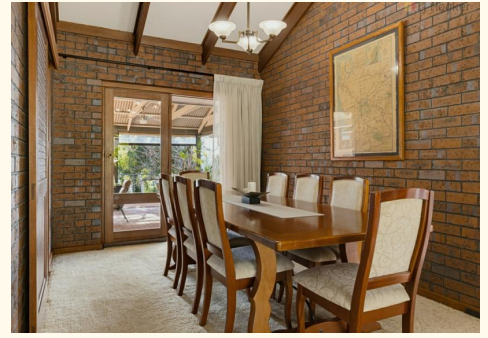
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