



## Craigmore, 18 Batcombe Avenue

Don't Hesitate Here !

The choice is yours, keep as an investment with secure tenants or wait until the lease expires in April and then move into the home. Please note that anyone purchasing the home to move into will need to wait until the current lease expires on the 3rd April 2025 before moving into the property. The alternative is to purchase now and become the landlord collecting the rental amount of \$510.00 per week therefore helping pay off the home until you move in.

Positioned in a prime location close to shops, schools, and transport, and not far from major shopping centers at Munno Para and Craigmore, this delightful family home offers an array of impressive features.

Situated on approximately 600m<sup>2</sup> of land, the home itself boasts open-plan living with a combined dining and lounge area at the front and a large central family room adjacent to the kitchen. The property includes five bedrooms or four plus a study. The main bedroom



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/65XBFDC](http://ljhooker.com.au/65XBFDC)

**Contact**  
**Corey Voss**  
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[corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)



**LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

features a walk-in robe and ensuite, while bedrooms three and four have built-in robes.

The central bathroom, separated from the family room by a passageway, serves bedrooms two, three, and four. The kitchen is well-equipped with ample cupboards, a gas stove, and a rangehood. All living areas have low-maintenance tiled floors.

Year-round comfort is ensured with ducted evaporative cooling and a gas wall furnace in the family area.

Outside, the home features paved verandah areas at both the front and rear, a large garage, additional car space next to the carport for trailer or boat storage, and manageable rear gardens.

For further information, please contact Corey Voss at 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

## More About this Property

<b>Property ID</b>	65XBFDC
<b>Property Type</b>	House
<b>House Size</b>	176 m <sup>2</sup>
<b>Land Area</b>	600 m <sup>2</sup>
<b>Including</b>	Air Conditioning Secure Parking

**Corey Voss 0412 262 180**

Licensee & Senior Sales Representative | [corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)

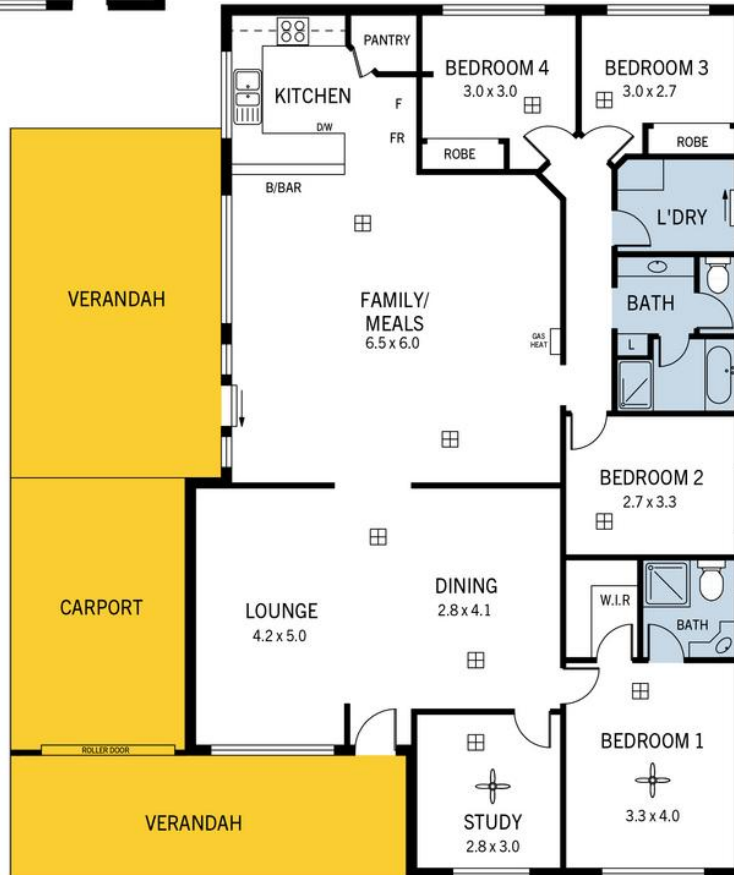
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by Property Portraits

Interior	158m <sup>2</sup>	<b>265m<sup>2</sup></b>
Exterior	66m <sup>2</sup>	
Shed	41m <sup>2</sup>	
		<b>TOTAL</b>



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