







7A Coolibah Avenue, Craigmore

Ready To Be Lived In

Andrew Rose of LJ Hooker is proud to present this fantastic opportunity to secure a modern and well-designed three-bedroom home in the heart of Craigmore. Whether you're an investor looking for an immediate return, a first home buyer planning ahead, or a downsizer seeking low-maintenance living, this quality residence is sure to impress.

Step inside and you'll immediately appreciate the thoughtful floorplan, designed to maximise both space and functionality. The master bedroom is positioned at the front of the home and features built-in robes and a private ensuite, creating the perfect retreat away from the main living areas.

Bedrooms two and three are both generously sized and include built-in robes, providing flexibility for families, guests, or those working from home. The centrally located main bathroom offers both a separate shower and bath, while the nearby laundry provides additional storage and practicality.

At the heart of the home is the light-filled open plan living, dining and kitchen area. Designed for modern living, the kitchen features ample bench space, quality appliances and overlooks the main living zone, making entertaining and everyday family life effortless.

3 2 1

FOR SALE
$599,000-$649,000

VIEW
Sat 7th Nov @ 3:00PM - 3:15PM

AGENTS

Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au

James Frencken
0476 871 921
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AGENCY

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

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.

Year-round comfort is catered for with heating and cooling, while the secure garage with internal access adds convenience and peace of mind.

Positioned in a growing and family-friendly location, you'll enjoy easy access to local schools, shopping centres, public transport, parks and everyday amenities.

Features You'll Love:
- Three generous bedrooms
- Master bedroom with ensuite and built-in robes
- Built-in robes to bedrooms two and three
- Open plan kitchen, dining and living area
- Modern kitchen with breakfast bar and ample storage
- Main bathroom with separate bath and shower
- Separate laundry with linen storage
- Air conditioning for year-round comfort
- Secure garage with internal access
- Low-maintenance lifestyle
- Excellent investment, first home or downsizing opportunity

Specifications:
- CT: 6277/68
- Council: City of Playford
- Built: 2022 (Title issued 25 October 2022)
- Easements: Nil
- Estimated Rental Appraisal / $560-$580 per week (approx.)

To make an offer, visit the link below:

https://shorturl.at/wBGfX

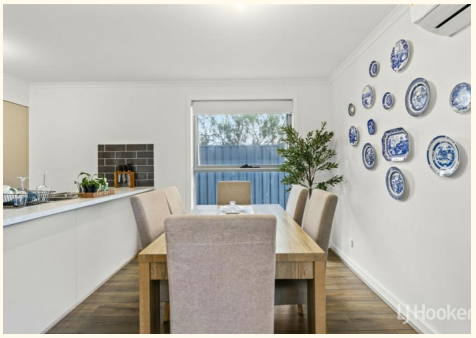
For further information or to arrange an inspection, contact Andrew Rose of LJ Hooker today.

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 DETAILS

Property ID	68VXFDC
Property Type	House
Land Area	295 m2

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James Frencken 0476 871 921
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INTERNAL - 112.7 SQM
EXTERNAL - 2.0 SQM
TOTAL - 114.7 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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LJ Hooker