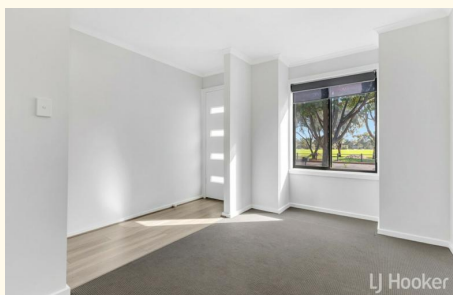




LJ Hooker



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18A Mavros Road, Elizabeth Downs

MODERN RESERVE-FRONT LIVING IN A PRIME FAMILY LOCATION

Corey Voss of LJ hooker Craigmore is proud to present this delightful family home Constructed in 2023 and beautifully positioned opposite a picturesque reserve, this exceptional contemporary residence presents an outstanding opportunity to secure a modern family home in a highly desirable location.

Combining quality finishes, functional design and low-maintenance living, this home offers the perfect balance of comfort, style and convenience for families, first home buyers and investors alike.

Enjoying an attractive street presence and uninterrupted views across the expansive reserve, the home immediately impresses upon arrival. Beyond the welcoming fae, a thoughtfully designed floorplan provides multiple living zones and generous accommodation, perfectly suited to modern family living.

At the front of the home, a separate lounge offers valuable flexibility and may be utilised as a formal sitting room, children's retreat, media room or home office. Positioned to capture the pleasant reserve

4 2 4

FOR SALE
\$720,000 - \$740,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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outlook, this space provides a peaceful setting away from the main living areas.

The accommodation comprises four generously proportioned bedrooms, ensuring ample space for the growing family. The master suite has been thoughtfully designed and features a walk-through wardrobe leading to a beautifully appointed ensuite. The remaining three bedrooms are conveniently serviced by the central family bathroom, complete with contemporary fixtures and quality finishes.

The heart of the home is undoubtedly the expansive open-plan living and dining area positioned at the rear of the residence. Bathed in natural light, this inviting space has been designed for both everyday living and effortless entertaining. Seamlessly integrated with the living area is the modern kitchen, extensive cabinetry, quality stainless steel appliances, gas cooktop, under-bench oven, dishwasher and ample preparation space to accommodate even the most enthusiastic home chef.

Year-round comfort is assured with a large split-system reverse cycle air conditioning system, providing efficient heating and cooling throughout the seasons.

Stepping outside, the low-maintenance rear yard offers the ideal space to relax and unwind without the burden of extensive upkeep. The landscaped front and rear gardens are complemented by an irrigation system, ensuring easy care and year-round presentation. Situated on an allotment of approximately 345m², this impressive residence enjoys proximity to local schools, shopping facilities, public transport and an abundance of parks and recreational reserves.

Families will appreciate the convenience of having essential amenities within easy reach, while the reserve directly opposite provides a wonderful extension of the outdoor lifestyle. Whether you are searching for your first home, upgrading to accommodate a growing family or seeking a quality investment property, this near-new residence offers exceptional value and a lifestyle of comfort and convenience.

Key Features:

- Built in 2023
- Opposite a large reserve with attractive outlook
- Four spacious bedrooms
- Master suite with walk-through robe and ensuite
- Separate front lounge or home office
- Light-filled open-plan living and dining area
- Modern kitchen with stone benchtops & ample cupboards
- Gas cooktop, under-bench oven and dishwasher
- Split-system reverse cycle air conditioning
- Low-maintenance landscaped gardens
- Irrigation system
- Approximate land size of 345m²
- Convenient access to schools, shopping centres, parks and public transport
- Currently tenanted on a fixed lease until 25th February 2027 at a weekly rent amount of \$580 per week providing an immediate income.

An outstanding opportunity to secure a modern home in a sought-after reserve-front setting, and enjoy the lifestyle this exceptional property has to offer.

To make an offer, visit the link below:

<https://www.cognitofirms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

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 68WYFDC
Property Type House

Corey Voss 0412 262 180

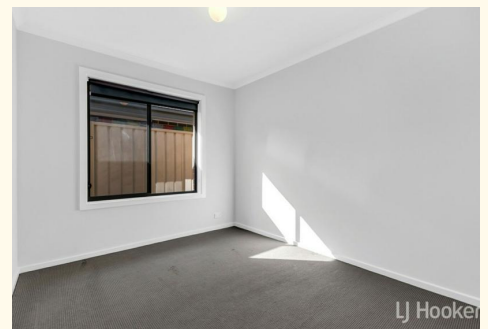
Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

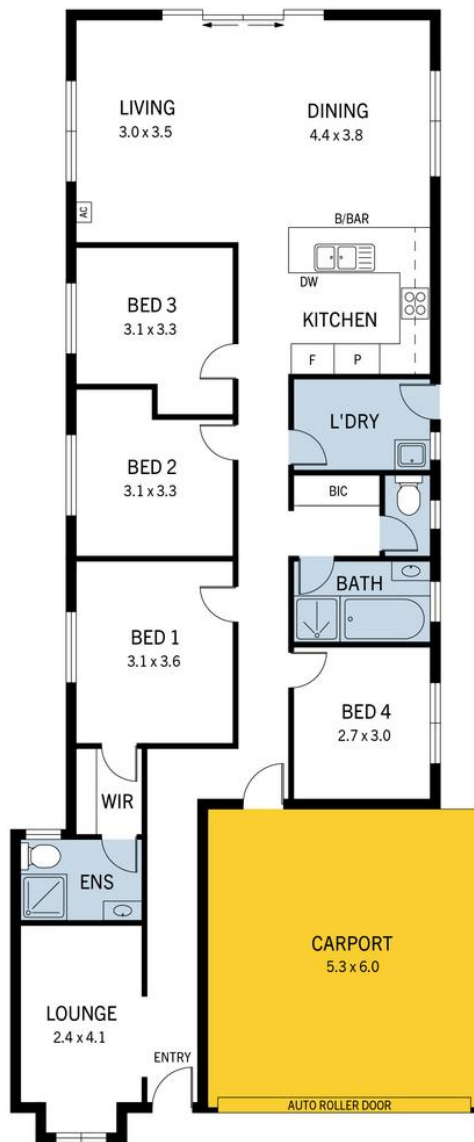
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18A Mavros Rd, Elizabeth Downs

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
All details should be independently verified.

Produced by **Property Portraits**

Interior	133m ²
Carport	32m ²
TOTAL	165m²