



17 Burdon Street, Elizabeth Park

## Big Family Living with Multiple Zones, Modern Finishes & Reserve Views

Set in a quiet pocket of Elizabeth Park with a lovely reserve outlook at the front, this spacious two-storey home delivers the ultimate family lifestyle with three separate living areas, four bedrooms, and three beautifully tiled bathrooms.

The property positioned within walking distance to local shops and everyday conveniences.

Whether you're upgrading, growing your family, or looking for space to spread out comfortably, this home offers the layout, features, and security that make day-to-day living easy.

### Why you'll love it

- 4 generous bedrooms
- Master bedroom with ensuite, walk-in robe & private balcony
- 3 separate living areas —two large downstairs + one upstairs
- 3 bathrooms with floor-to-ceiling tiles
- Stylish tiled flooring downstairs + laminate timber floorboards upstairs

4 3 2

**FOR SALE**  
UNDER CONTRACT

**VIEW**  
By Appointment

**AGENTS**  
Marina Patiyants  
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**AGENCY**  
LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555

- Solar panels for energy savings
- Ducted reverse cycle air-conditioning for year-round comfort
- Mains gas hot water + gas cooktop
- Security system with cameras + fully fenced, secure yard
- Single garage with drive-through access for extra secure parking in the yard
- Huge rear verandah perfect for entertaining overlooking the lawn area

#### Outdoor living made easy

Step out under the extensive verandah, the ideal spot for weekend BBQs, outdoor dining, or relaxing while kids and pets play on the lawn. With secure fencing all around, you'll enjoy privacy and peace of mind.

#### A location families will appreciate

Enjoy the bonus of a reserve directly out front, offering a peaceful outlook from the balcony and extra space to walk the dog, kick a ball, or take the kids out for a picnic.

- Walking distance to Elizabeth Park Shops
- Just minutes to Elizabeth Shopping Centre and Munno Para Shopping Centre
- Close to Fremont Park, schools and everyday amenities

#### Your next chapter starts here

With multiple living zones, quality inclusions, excellent security and a truly convenient location, this home is a standout opportunity for families who want space, comfort and value.

Contact Marina today to arrange your inspection.

#### 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	68ATFDC
Property Type	House
Land Area	360 m2

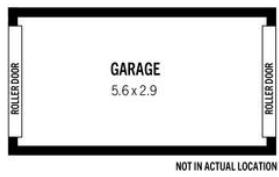
#### Marina Patiyants 0449 099 836

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### 17 Burdon Street, Elizabeth Park

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

Interior	208m <sup>2</sup>
Exterior	35m <sup>2</sup>
Shed	08m <sup>2</sup>
Garage	16m <sup>2</sup>
<b>267m<sup>2</sup></b>	
<b>TOTAL</b>	