



Elizabeth Vale, 108 Coppleridge Drive

When Opportunity Knocks

Situated across from Carisbrook Park, this well-established 4-bedroom home sits on a spacious 864 sqm block (approx.), perfect for a growing family. Freshly painted with new flooring throughout, the property offers plenty of attractive features:

- Generously sized timber kitchen and dining area with new oven and dishwasher
- Spacious formal lounge room
- Large rumpus/sunroom overlooking the backyard
- Four well-sized bedrooms, each with built-in robes
- Large laundry, ideal for family needs
- Conveniently located bathroom and separate toilet near bedrooms

For year-round comfort, the home includes ducted evaporative air conditioning alongside additional climate control units. The 6.6 kW solar system provides an excellent offset for power bills. Not to mention, the extended carport under the main roof connects to the



For Sale
\$620,000 - \$680,000

View
ljhooker.com.au/66APFDC

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entertainment area, and the expansive backyard includes two tool sheds and a large in-ground pool-perfect for summer!

This property is ideal for both owner-occupiers and investors, with a rental potential of \$520 to \$540 per week.

Centrally located, the home is just a short walk from Harry Bowey Reserve, which offers excellent walking trails and waterways, ideal for jogging or walking the dog. Nearby Carisbrook Park includes tennis courts, a wide open grass area, and BBQ facilities, making it ideal for family picnics. Plus, it's just around the corner from Calvary District Hospital, Lyell McEwin Hospital, Elizabeth Vale shops, and Elizabeth Vale Primary School-an ideal family location. Additionally, the Elizabeth City Centre, Saints Shopping, and Parabanks Shopping Centre are all within a short drive.

Don't miss out on this fantastic opportunity! Call Gareth Dickins on 0417 883 329 for more information.

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

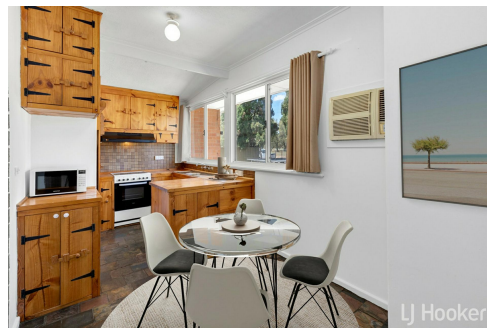
Property ID	66APFDC
Property Type	House
Land Area	864 m ²

Gareth Dickins 0417883329

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

Interior	117m ²	179m²
Exterior	48m ²	
Shed	14m ²	
		TOTAL