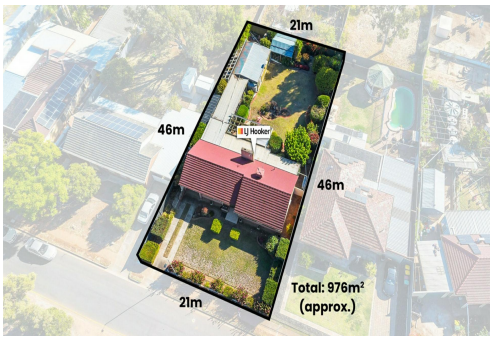








Elizabeth Vale, 18 John Rice Avenue

Simply Stunning!!

3 1 2

For Sale
Please Call

View
ljhooker.com.au/65MDFDC

Contact
Gareth Dickins
0417883329
gareth.dickins@ljhces.com.au

Set on a generous 976 sqm (approx.) block with a 21 metre frontage (approx.) and no easements, this 3-bedroom home is proudly presented by Gareth Dickins of LJ Hooker.

Surrounded by lush gardens, this beautiful home is perfect for a growing family, offering many fantastic features, including:

- An attractive kitchen/dining area with ample cupboard space
- Spacious formal lounge room leading to an inviting sitting room with views of the back gardens
- A study with built-in cupboards, ideal for working from home
- Three bedrooms with built-in furniture, all serviced by an appealing two-way bathroom
- A large laundry, perfect for a growing family
- An evaporative air conditioner for climate control on those warmer days
- A rear entertainment area, ideal for family gatherings

LJ Hooker

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.

- Plenty of parking
- A rear veranda leading onto a workshop

Conveniently located within walking distance to shopping centres, schools, transportation hubs, the Lyell McEwin Hospital, and the picturesque Carisbrooke Park Reserve. Additionally, the efficient 30-minute commute via the northern expressway provides easy access to the vibrant Adelaide CBD.

Don't miss this opportunity to acquire an exceptional property! Whether you're looking for a spacious, comfortable family home or a sound investment, this home is an unmissable proposition.

Please 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	65MDFDC
Property Type	House
Land Area	976 m²

Gareth Dickins 0417883329
Sales Representative | gareth.dickins@ljhces.com.au

LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au

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.



18 John Rice Ave, Elizabeth Vale

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	120m²	**305m²** TOTAL
Exterior	150m²	
Shed	35m²	

LJ Hooker

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.