







30 Burcombe Street, Elizabeth Vale

The One With All The Extras!

A fantastic opportunity for first home buyers, growing families or investors looking to secure a property with plenty of space, features and future potential. Having been thoughtfully extended and improved over the years, this home offers a versatile floorplan, multiple living options and a long list of features that make it easy to see yourself settling in for years to come.

What's to love:

- Four bedrooms inside, plus an external fifth bedroom or flexible rumpus room
- Updated kitchen with new stove, dishwasher and extensive bench space
- Split-system air conditioning for year-round comfort
- ground saltwater swimming pool with solar blanket
- Instantaneous gas hot water system
- Security camera system installed
- Roller shutters on all front windows for added security and noise reduction
- Large workshop with easy access
- Approx. 10kW solar system with an approx. 13kW battery installed

The convenience doesn't stop at the front door. The home is ideally positioned close to a wide range of major amenities, with shopping at Elizabeth Shopping Centre and Munno Para Homemaker Centre just

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.

4 1 1

FOR SALE
Please Call

AGENTS
Ashley Palazzo
0414 347 884
ashleyp@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

LJ Hooker

minutes away. Lyell McEwin Hospital is conveniently located across the road, while nearby public transport provides easy access to the surrounding suburbs and beyond.

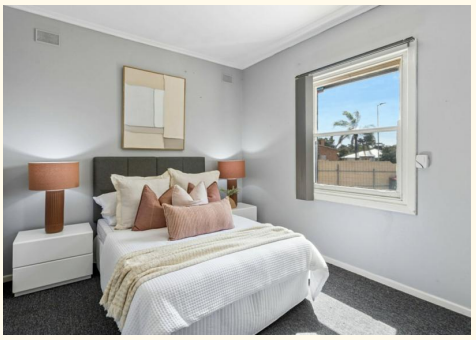
With space, flexibility and an impressive list of features, this is a home that offers plenty from day one, with the potential to grow with you for years to come.

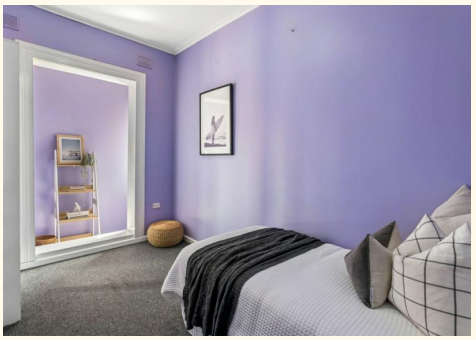
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

MORE DETAILS

Property ID	2E02GJU
Property Type	House
Land Area	767 m2
Including	Air Conditioning
	Dishwasher
	Workshop
	Secure Parking
	Solar Panels











Ashley Palazzo 0414 347 884
Sales Specialist | ashleyp@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au

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.



SITE PLAN
(NOT TO SCALE)

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**

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.