






30 Rollison Road, Elizabeth Vale

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Move-In Ready Home with Space, Security & Future Options

Set on a generous 810sqm (approx.) Torrens titled allotment, this meticulously maintained home presents a rare blend of immediate liveability and long-term opportunity. Whether you're entering the property market, expanding your investment portfolio or exploring development potential in a rapidly growing area - this is a property that delivers on all fronts.

Property Highlights:

- Three well-proportioned bedrooms, each fitted with ceiling fans
- Open-plan kitchen, dining, and living area for effortless daily living and entertaining
- Modern kitchen featuring a gas stove, dishwasher, and ample cabinetry
- Stylish, high-quality tiled flooring throughout
- Well-maintained main bathroom, plus a convenient second toilet
- Automatic roller shutters provide enhanced privacy and security
- Ducted reverse-cycle air conditioning for year-round climate control
- Expansive undercover outdoor entertaining area overlooking a

FOR SALE
\$749,000 - \$779,000

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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.

 **LJ Hooker**

- spacious backyard
- Secure parking with an automatic roller door and additional off-street options

Ideally located close to local schools, Lyell McEwin Hospital, public transport, and major shopping destinations including Elizabeth and Munno Para Shopping Centres. A perfect setting for families, professionals or developers looking to capitalize on this high-growth suburb.

A smart, future-proof move! Inspect today and unlock the potential.

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	2C9HGJU
Property Type	House
House Size	103 m2
Land Area	800 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Dishwasher Workshop Built-in-Robes Secure Parking Fully Fenced

Ashley Palazzo 0414 347 884

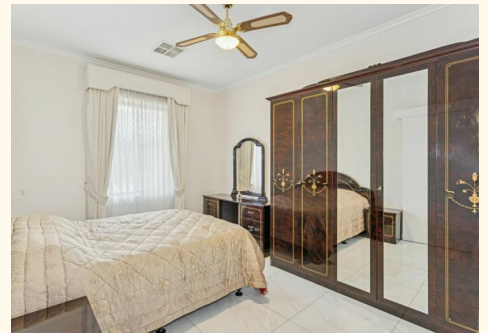
Sales Specialist | ashleyp@ljhsales.com.au

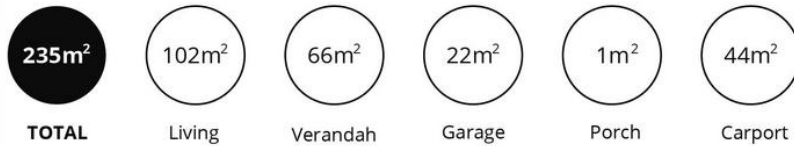
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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