



36 Coppleridge Drive, Elizabeth Vale

Beautifully Presented & Ready to Call Home!

James Frencken of LJ Hooker proudly presents this beautifully maintained solid brick home, offering the perfect combination of comfort, space and convenience. Ideal for first-home buyers, families or those simply looking for a lovely home to move straight into and enjoy!

From the moment you arrive, you'll appreciate the care and attention that has gone into maintaining this wonderful property. With three spacious bedrooms all fitted with roller shutters, two updated bathrooms, a beautifully presented kitchen and established gardens, this home is ready for its next owners to move in and make it their own.

Inside, the home offers a spacious, light-filled front lounge room with roller shutters for added privacy. The well-appointed kitchen features ample cupboard space, overhead cabinetry, dishwasher and wall oven, while the separate dining area provides a lovely space for family meals, with sliding doors opening out to the beautiful rear gardens.

Step outside and you'll find a fantastic backyard that the whole family will love! Set on a generous allotment of approximately 730sqm,

3 2 2

FOR SALE
\$730,000 - \$760,000

VIEW
Sat 31st Oct @ 12:05PM - 12:35PM

AGENTS
James Frencken
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Corey Voss
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AGENCY
LJ Hooker Craigmore | Elizabeth | Salisbury
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Interested parties must rely solely on their own enquiries.

LJ Hooker

there's plenty of room for children and pets to run around, with established gardens, lawn areas and even a cubby house for the kids to enjoy. Whether you're entertaining family and friends, enjoying a quiet afternoon outdoors or watching the kids play, this backyard offers something for everyone.

Adding to the appeal is a carport with an automatic roller door providing access to the rear garage, along with a solar system and Tesla battery storage to help with everyday energy costs.

Beautifully presented both inside and out, this is a fantastic opportunity to secure a much-loved home where you can simply move in, settle down and enjoy!

Key features we love:

- Solid brick construction on a generous 730sqm allotment (approx.)
- Three spacious bedrooms, with built-in robes to bedrooms 1 and 3 and roller shutters
- Light-filled front lounge room with roller shutters
- Beautifully presented kitchen with ample storage, dishwasher and wall oven
- Separate dining area with sliding door access to the backyard
- Two updated bathrooms
- Updated laundry and second toilet
- Ducted evaporative cooling and combustion heater
- Carport with automatic roller door and access to the rear garage
- Solar system with Tesla battery storage
- Beautifully maintained gardens with generous lawn areas
- Cubby house and plenty of room for children and pets to play
- Conveniently located close to schools, shops, parks and public transport

Positioned in a convenient location close to local reserves, schools, shopping facilities and public transport, with the Lyell McEwin Hospital within walking distance, this home offers everything you need for comfortable everyday living.

Whether you're purchasing your first home, looking for more space for the family or simply wanting a well-maintained property without the hassle of major renovations, this home is sure to impress.

Contact James Frencken on 0476 871 921 to register your interest today!

To make an offer, visit the link below:

<https://shorturl.at/wBGfX>

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 699XFDC
Property Type House
Land Area 729 m2

James Frencken 0476 871 921

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Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

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INTERNAL - 118.4 SQM
EXTERNAL - 84.0 SQM
TOTAL - 202.4 SQM

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