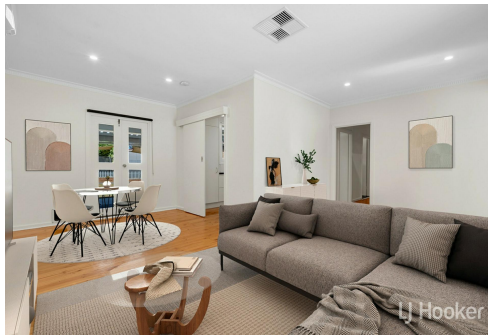




**SOLD**



## Elizabeth Vale, 4 Burley Road

Don't Miss Out!

Corey Voss of LJ Hooker proudly presents this charming and spacious family home, perfectly suited for the growing family. Situated on a generous allotment of approximately 737m<sup>2</sup> with a wide frontage of around 23.5m<sup>2</sup> and no easements, this property is conveniently located just a 3-minute drive or a 15-minute walk from the newly expanded Lyell McEwin Hospital and nearby shopping facilities.

Securely positioned behind a fully fenced frontage with an automatic electric sliding gate, this well-maintained home offers an array of desirable features:

- Three generously sized bedrooms
- Master bedroom includes a walk-in robe, ceiling fan, and split-system reverse cycle air conditioning
- Bedroom three also includes a ceiling fan
- L-shaped lounge and meals area with polished timber floors, split-system reverse cycle



**For Sale**  
\$690,000 - \$720,000

**View**  
[ljhooker.com.au/671XFDC](http://ljhooker.com.au/671XFDC)

**Contact**  
**Corey Voss**  
0412 262 180  
[corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)



**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.

air conditioning, and double doors opening to the rear verandah

- Modern kitchen with updated cabinetry, dishwasher, and rangehood
- Renovated laundry and bathroom with contemporary finishes
- Rear verandah with blinds, perfect for entertaining, plus an external office with split-system air conditioning
- Secure carport with roller door access leading to a large garage equipped with ducted evaporative cooling
- Downlights throughout the home for a bright, modern feel
- Family-friendly backyard featuring a neat lawn area and a children's playground
- Solar power system approx. 6.9kW for energy efficiency
- Security features include an alarm system, eight Swan security cameras, front window security screens, and a secure front door

Don't wait —opportunities like this don't last long. Make your move today and secure this fantastic family home!

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

<b>Property ID</b>	671XFDC
<b>Property Type</b>	House
<b>House Size</b>	111 m2
<b>Land Area</b>	737 m2

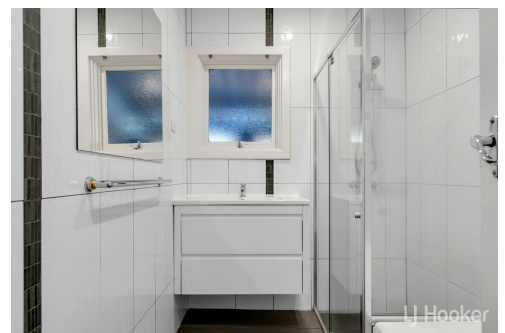
**Corey Voss 0412 262 180**

Licensee & Senior Sales Representative | [corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)

**LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555**

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114

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#### 4 Burley Road, Elizabeth Vale

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

Interior	115m <sup>2</sup>	<b>271m<sup>2</sup></b> TOTAL
Exterior	108m <sup>2</sup>	
Shed	48m <sup>2</sup>	