







63 Collingbourne Drive, Elizabeth Vale

Quality Upgrades, Outstanding Storage and Lifestyle Convenience

Whether you're looking to move straight in and enjoy or secure a quality investment, this outstanding home presents an exceptional opportunity. Meticulously maintained and thoughtfully upgraded by the current owners, it offers a level of comfort and functionality that will appeal to a wide range of buyers.

The interior showcases beautifully, with significant improvements completed in key areas, modern quality-of-life upgrades throughout and a true move-in-ready finish. Outside, you'll find an inviting entertainment space, freshly laid lawn and the standout feature - an impressive shed with convenient drive-in access.

Features include:

- Three well-proportioned bedrooms, all with built-in robes
- Two separate living areas, providing flexibility for families or entertaining
- Spacious kitchen with generous bench space and ample storage, including a built-in pantry and Smeg dishwasher
- Fully renovated bathroom with floor-to-ceiling tiles and stone

3 1 1

FOR SALE
$739,000 - $769,000

AGENTS

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AGENCY

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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

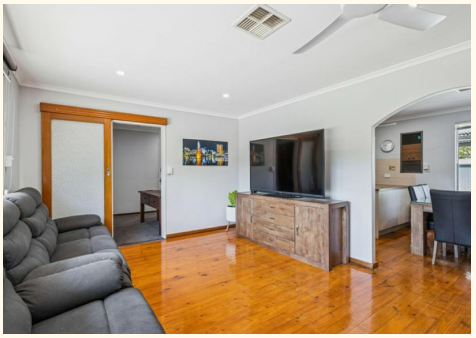
benchtop, plus a separate toilet and laundry also updated.
- Ducted reverse cycle heating and cooling for year-round comfort
- Excellent undercover outdoor entertaining area overlooking the newly established lawn
- Huge workshop with three-phase power and easy vehicle access, ideal for car enthusiasts, hobbyists, or extensive storage needs
- Additional outdoor storage easily adaptable into a studio, home office, or craft room
- Roof fully restored in recent years, offering peace of mind
- Electric front gate providing added security and privacy

Ideally positioned close to local schools, Lyell McEwin Hospital, public transport and major retail hubs including Elizabeth and Munno Para Shopping Centres, this location suits families, professionals and investors alike seeking strong growth potential.
Inspect today and discover everything this exceptional property has to offer!

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	2CU5GJU
Property Type	House
House Size	136 m2
Land Area	670 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Floorboards
	Built-in-Robes
	Fully Fenced











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247m²	124m²	6m²	66m²	25m²	26m²
TOTAL	Living	Shed	Garage/ Store	Verandah	Carport

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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