

8 Cowley Place, Lenah Valley

## Spacious Family Living with Endless Potential in Lenah Valley

Set on a quiet, family-friendly street in the heart of ever-popular Lenah Valley, this generously proportioned two-level home offers comfort, space and exciting potential on a 600m<sup>2</sup> block. Whether you're dreaming of creating equity through renovation, seeking a solid investment, or searching for a family-sized home in a premium location without the premium price tag, this property is one to have on your radar.

Upstairs, the open-plan kitchen and casual dining area flows effortlessly into a separate formal dining room and inviting living space, creating multiple zones for relaxed everyday living or hosting friends and family. The main bedroom is a peaceful retreat, complete with walk-in robe and ensuite, while bedrooms two and three both feature built-in wardrobes.

Downstairs adds another layer of versatility, with a spacious rumpus room perfect as a children's playroom, media room, home office or teenage retreat. A third toilet, storage/workshop area and double garage with internal access provide practical convenience for busy

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**FOR SALE**  
Offers Over \$795,000

**VIEW**  
By Appointment

**AGENTS**  
Simon Parsons  
0438 296 830  
sparsons@ljhookerpinnacle.com

Gary Cooley  
0412 522 964  
gcooley@ljhpinnacle.com.au

**AGENCY**  
LJ Hooker Pinnacle Property  
(03) 6272 8177

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**



households.

Fresh new blinds throughout add a modern touch, while the thoughtfully designed two-level layout ensures space, privacy and flexibility for families at every stage. With scope to update and personalise over time, this is a wonderful opportunity to add value in a highly sought-after location.

Positioned close to schools, parks, cafes and local shops, this is a home that effortlessly blends lifestyle, location and potential.

Contact Simon or Gary today to arrange your inspection and discover all that this lovely Lenah Valley home has to offer.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy; however, it cannot be guaranteed. Accordingly, all interested parties should make their own enquiries to verify this information.

## MORE DETAILS

Property ID	J6J1F
Property Type	House
House Size	203 m2
Land Area	612 m2

### **Simon Parsons 0438 296 830**

Owner | Managing Director | [sparsons@ljhookerpinnacle.com](mailto:sparsons@ljhookerpinnacle.com)

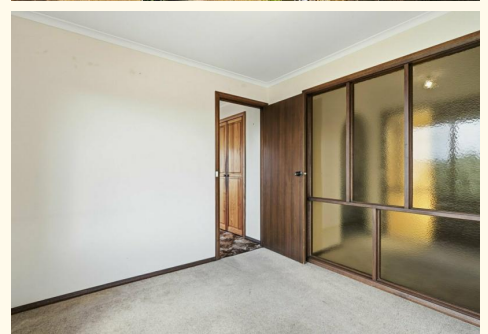
### **Gary Cooley 0412 522 964**

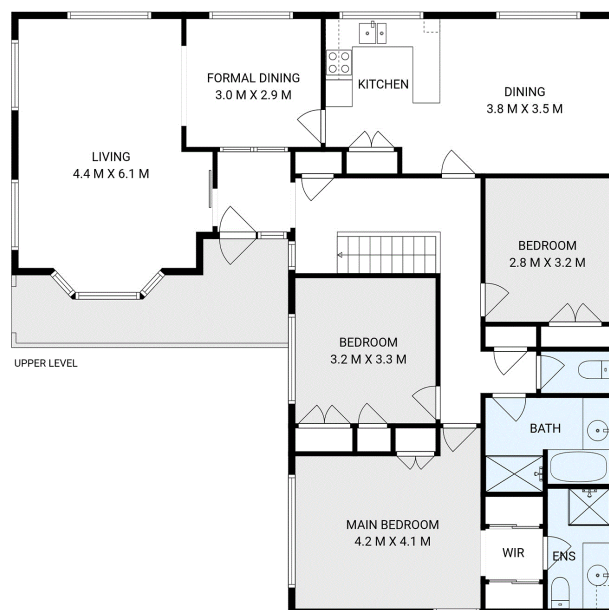
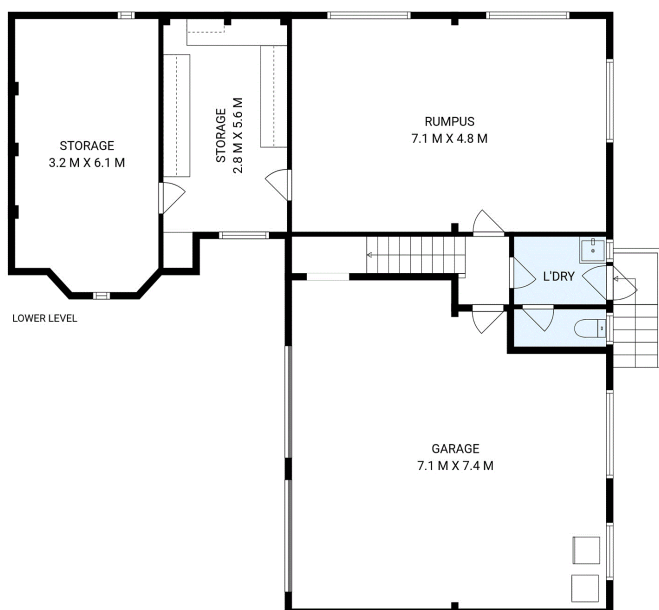
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House area: 191 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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