



4 Copeland Avenue, Lobethal

## Family Living in a Peaceful Lobethal Setting

Positioned on approximately 700sqm in what is arguably one of Lobethal's quietest streets, this spacious four-bedroom, two-bathroom home delivers the ideal blend of comfort, style and practicality for first home buyers, young families or modern lifestyle seekers.

The updated custom designed kitchen is beautifully appointed with expansive benchtops, a breakfast bar, extensive cabinetry, a corner pantry and a full suite of quality state of the art appliances. Perfectly located at the centre of the home, the kitchen connects effortlessly with the dining and lounge areas, creating a welcoming hub for entertaining guests or relaxing with the family.

The home offers four well proportioned bedrooms, all complete with built-in robes. Privately positioned at the rear, the master bedroom serves as a peaceful retreat and includes an ensuite together with a full length wall of robes. The remaining bedrooms are located at the front of the home, providing excellent separation and privacy for children or guests.

Additional features include:

- Single carport

4  2  2 

**FOR SALE**  
\$790,000 - \$850,000

**VIEW**  
Sat 4th Apr @ 12:15PM - 12:45PM

**AGENTS**  
Ralph Pacillo  
0433 117 801  
ralph@ljhfp.com.au

Phuong Nguyen  
0413 803 885  
phuongn@ljhfp.com.au

**AGENCY**  
LJ Hooker Flinders Park  
(08) 8352 1155

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**

- Roller shutters to the front two bedroom windows
- Lounge with combustion heater
- Reverse cycle air conditioner
- Ceiling fans with lights
- Renovated kitchen with skylight and Smeg dishwasher
- Large corner pantry and storage unit with sliding drawers
- Paved undercover entertaining area
- Double garage with double sliding doors, side access door, power and concrete floor
- Fully fenced rear yard with veggie garden
- Neat, low maintenance gardens
- Solar panels

The open plan layout offers free flowing living spaces with a seamless connection between indoors and out, making entertaining easy and enjoyable on any scale. Set in an excellent location within easy walking distance to local facilities, this is a home that will undoubtedly impress upon inspection.

For more Information please contact  
Ralph Pacillo on 0433 117 801  
Phuong Nguyen on 0413 803 885

To register your interest or to make an offer, click the link below:  
<https://prop.ps//ZVZmWWzHgC2f>

#### Disclaimer:

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

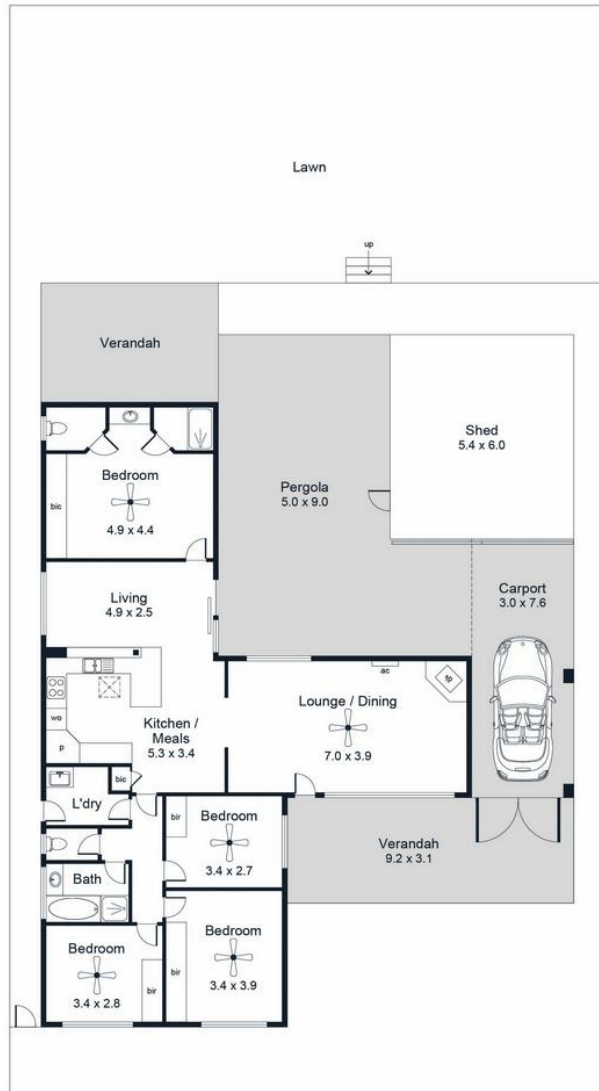
#### MORE DETAILS

Property ID                    JRVH67  
Property Type                House

**Ralph Pacillo 0433 117 801**  
Licensee | ralph@ljhfp.com.au  
**Phuong Nguyen 0413 803 885**  
Property Consultant | phuongn@ljhfp.com.au

**LJ Hooker Flinders Park (08) 8352 1155**  
Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025  
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au





Area (Estimate only)	
Living	136.3 m <sup>2</sup>
Pergola	55.9 m <sup>2</sup>
Verandah	44.4 m <sup>2</sup>
Shed	32.4 m <sup>2</sup>
Carport	22.8 m <sup>2</sup>
<b>Total</b>	<b>291.8 m<sup>2</sup></b>



For illustrative purposes only.  
All measurements are approximate