

35 COLLINGBOURNE DRIVE, ELIZABETH VALE, SA, 5112



**SOLD**

## ENJOY THE VIEWS! UNDER OFFER / CONTRACT

A property to WOW you ! When often you have to go without - this property you have it all ! Location ! Land ! Features ! Outlook and Renovated !...Nothing to do but move in and enjoy the views !

A solid brick 3 bedroom house that has stood the test of time and provides a most desirable home for the first home buyer or young family or even budding and experienced investors whom wish to have a unique property of position and space to enjoy and the outlook of beautiful gum trees and outreaching reserve across this lovely quiet street.

This property is ready to move into with a recent renovation and upgrades. With a large back yard it has scope for a pool or play equipment or large trampoline or convert to an even larger outdoor entertaining area or Granny flat perhaps (STCC).

Renovations to the house includes -  
New Bathroom  
New Laundry & Toilet  
Fully repainted inside and some outside features  
New timber featured floating floors  
New light fittings  
New window treatments  
Kitchen partially refurbished (was updated prior)

Garaging and the adjoining carport could provide undercover parking for 4 vehicles or more ! The standalone garage/shed is of large size at 9.7 x 4.0m and also has a small garden shed located behind  
The garage could also be used for a separate retreat like games room (STCC) or just for a workshop or motor enthusiast!

The home has well sized bedrooms with the Master substantially larger at 5.8 x 3.1m providing options to do further changes to suit eg. walk in robing, maybe an ensuite or even separate area as a study or couch retreat. Alternatively one could convert the Master to 2 bedrooms so this could become a 4 bedroom property too (STCC). The kitchen is well designed with ample bench space and cupboard provisions to suit any family needs. Electrical services in this property along with a reasonably recent replaced HWS . Spacious living and dining area adjoining outlooks a

**3 BED | 1 BATH | 4 CAR**

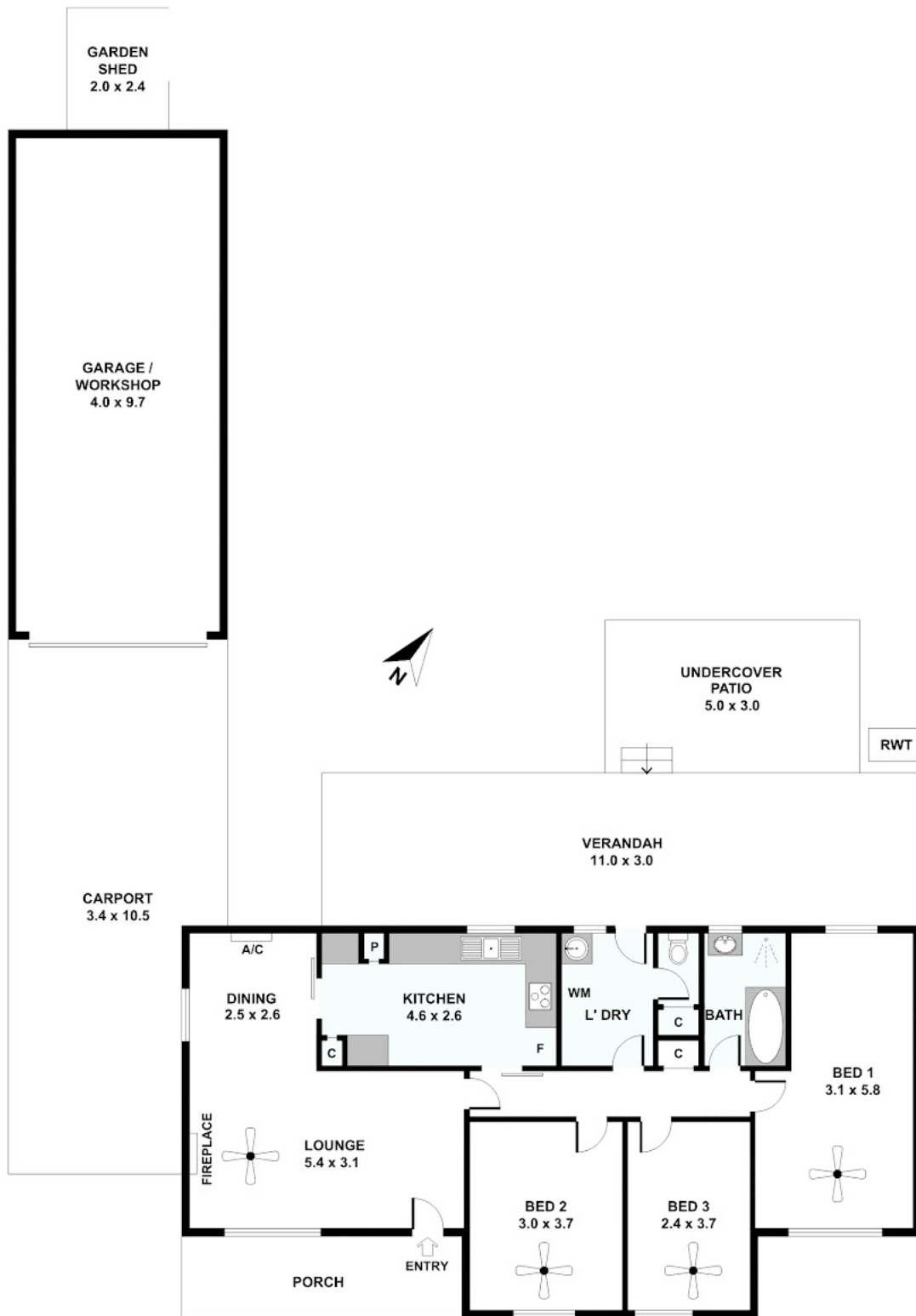
**PRICE:**  
**\$397,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.