

**2 Marleycombe Rd, Elizabeth Vale, SA 5112**

**Sold - 21/08/2020**

House 3  1  2 



## Blockbuster in Prime Location

LJ Hooker Salisbury & Vameq Ahmed is proud to present one of the most premier real estate in Elizabeth Vale. The two sought after criteria for any investor or homeowner is always location & acreage. Look no further as 2 Marleycombe has this in abundance. Spanning an area of approx 900sqm, this well maintained and much-loved family home ticks all the boxes.

**Open for Inspection**  
By Appointment.

Let us start with the location itself. Nestled just north of Salisbury is the jewel of Elizabeth. Elizabeth Vale possess both the Lyell McEwin Hospital and the much sought-after Elizabeth Vale Primary School. 2 Marleycombe happens to be right across the road from both these establishments. The newly established Saints Shopping Complex and the Elizabeth City Centre itself is just minutes away. With public transportation at your doorstep, it just keeps getting better.

On approach, one can appreciate the double driveway with multiple car ports. The house itself boasts an open plan lounge and dinning. With floating floors throughout common areas, it oozes that clean vibe lighting up the entire house. No money was spared when the kitchen was tastefully renovated with high-end stainless-steel appliances. All three generous sized bedrooms are equipped with built ins and the bathroom also possess a newly added vanity bench. Just off the laundry lies the considerably sized sunroom for those lazy afternoons.

Stepping out onto the rear grounds, you are straight away greeted with a brand new massive patio. There is still space for a big back yard where the options are limitless. The backyard is completed with a shed and multiple rainwater tanks.

Below are some of the features much appreciated by the current family:

- Ducted cooling along with gas heating in the lounge
- Open plan family lounge and dinning
- Brand new kitchen with high-end stainless-steel appliances
- Floating floors throughout common area
- Well sized rooms all equipped with built ins

This home unquestionably ticks all the boxes. I cordially invite both home buyers and investors to witness this corner block firsthand. I am certain you will appreciate it as much as I have. So what are you waiting for, give Vameq a call today for a private viewing. See you @ 2 Marleycombe.

**Listed By**  
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