



## 22 Murrays Hill Road, Coromandel Valley

### For the Growing Family, Space Inside and Out!

Come and live with a beautiful back yard setting ... with a surprise outlook it has that country feeling. Your new home is sited well back from Murrays Hill Road and secluded behind a well-established native garden setting. This very special allotment is wonderful 1930sqm (0.48acre).

There is secure carparking that will easily accommodate three cars and great potential for drive-through access to your rear yard which can be hard to find. If an accessible garage/workshop is important to you without compromising the family back yard.... this could be the ideal situation!

This superb back yard enjoys an open and sunny north/east aspect. There is distance between your neighbours, it is secure, private and has surprise views to the Valley hills. There are lawn areas, garden pergolas, and bird attracting plant-life. The old character work-shed is a solid structure and has a work-bench. There is a spot for the cubby-house, trampoline & swing-sets ... the kids and the family hound will love it! If you have a passion for sustainable country living where rainwater, chooks, vegetable gardens & fruit trees are a part of everyday living ... this wonderful allotment can have it all.

Your solid brick home was built in 1970. This is a wonderful opportunity to secure a well-cared for home that comes with huge potential to complement with your own ideas now or down the track. A spacious and modern floor-plan with separate bedroom zones and fabulous living rooms are the essential ingredients for that forever family home.

Imagine when the kids start school, what a treat to be able to walk across the road to the popular Craighburn Primary School. Other benefits of this great place to live include being able to jump on the bus to Blackwood shopping and the train for town, enjoy a peaceful walk around a few corners to Weymouth Oval reserve and tennis courts, the Sturt Gorge recreation trails are down the road and it's not far to the popular Duck-Inn pub.

It really is hard to believe that this is metropolitan living ...

At home with the environment, this is the Coromandel Valley Lifestyle ... what a place to live!

At this very attractive pricing-level and with a few extra features, we encourage you to come and see for

4 2 3

**\$500,000 - \$550,000**

ID# 1767

**Open for Inspection**  
By Appointment



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Scale in meters. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Furniture Group