



12 Light Road, COROMANDEL VALLEY, SA 5051

Large Family Living on a Generous Allotment in a Prime Location!

Welcome to 12 Light Road, Coromandel Valley. A spacious and versatile family home set on an impressive 1,230sqm (approx.) allotment in one of the area's most picturesque and tightly held pockets of Coromandel Valley.

Designed with flexibility in mind, this substantial four bedroom, two-bathroom residence offers multiple living zones and a study - making it perfectly suited to growing families, multi-generational living or those simply craving extra space. Whether you need room for teenagers, guests, a home office or hobbies, this floorplan delivers comfort and practicality in equal measure.

Inside, the home has been thoughtfully refreshed with updated downlights, fresh painting, a redone skylight and updated window furnishings that create a light, homely atmosphere throughout. Year-round comfort is assured with zoned, ducted reverse-cycle air conditioning, a cosy combustion fireplace for the cooler months and ceiling fans to enhance airflow.

Step outside and you'll find an expansive decked outdoor entertaining area. Ideal for hosting family gatherings, weekend BBQs or simply relaxing while overlooking the generous backyard. The established gardens add charm and privacy, while the fully

TYPE: For Sale

INTERNET ID: 300P107955

SALE DETAILS

**Best Offers By 24/3/26
@ 12pm - U.S.P.**

CONTACT DETAILS

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127 Murray Street
Tanunda, SA
(08) 8562 2883
RLA: 62833

Nicola Biagi
0424 975 413

fenced yard provides plenty of room for kids and pets to play safely.

For those needing storage, workspace or vehicle accommodation, the property truly delivers. The double garage features roller doors with drive-through access to the rear yard. The larger of the 2 sheds is equipped with valuable 3-phase power, a paved floor, offering incredible versatility for workshop use, storage or future projects. There is also a smaller shed - perfect for tinkering or garden tool storage.

Sustainability and cost-efficiency are well catered for with solar panels, solar hot water and three large rainwater tanks, helping to reduce power and water bills while supporting greener living.

Security and peace of mind are also front of mind, with an electric automatic front gate, full fencing, alarm system, security screen doors and roller shutters on all windows.

Families will appreciate the convenience of nearby quality schooling options including Coromandel Valley Primary School and Blackwood High School, along with local childcare centres within easy reach. Commuters are well catered for with public transport options nearby and the scenic walking and cycling trails of the Sturt River Linear Park Trail just moments away - offering the perfect blend of nature and accessibility.

Surrounded by natural scenery yet conveniently connected to local amenities, this location offers an exceptional lifestyle balance of tranquillity and everyday convenience.

Whether you're a growing family seeking space, downsizers wanting room for caravans or hobbies, or entertainers looking for the ultimate hosting setup, 12 Light Road presents an outstanding opportunity to secure a substantial home on a large allotment in sought-after Coromandel Valley.

A lifestyle property with space, comfort and flexibility - this is one you won't want to miss.

Details

Title: Torrens

Frontage: 21m (approx.)

Zoned: HN - Hills Neighbourhood

Council: ONKAPARINGA

Hot Water: Solar

Solar: Yes

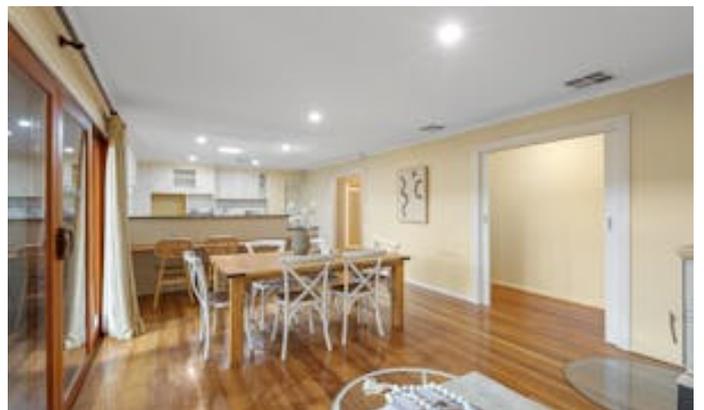
NBN: Yes

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA 62833

Other features: 3 Phase Power, Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

- Land Area 1,230.00 square metre
- Building Area: 220.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage
- Ensuite

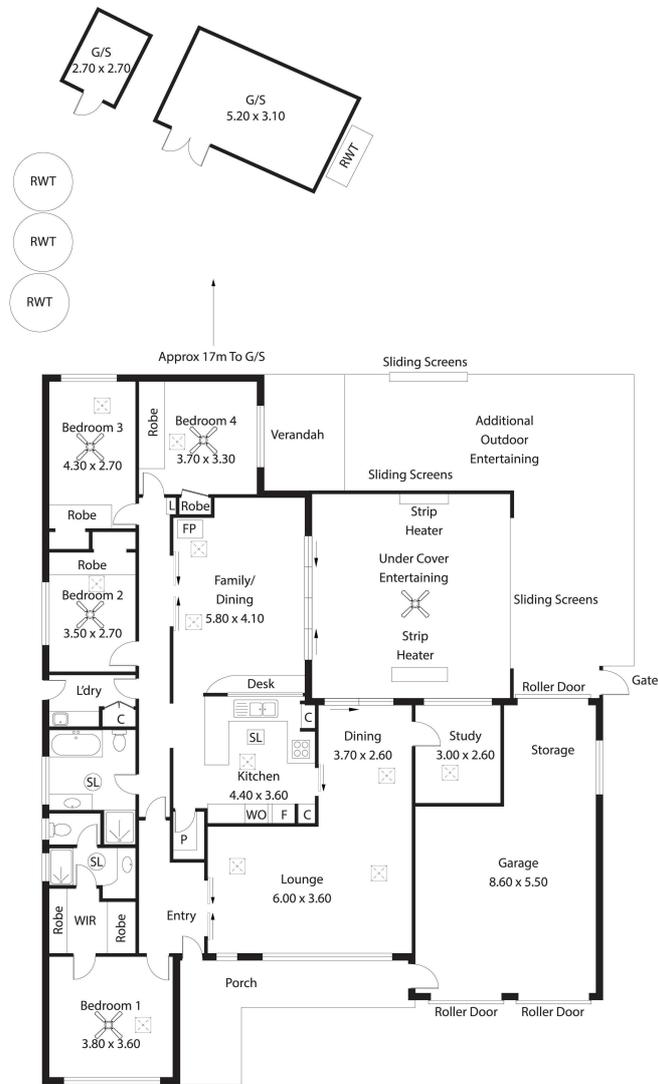








12 Light Road,
COROMANDEL VALLEY



Living:	168.21SQ.M
Garage:	38.65SQ.M
Entertaining:	84.165SQ.M
Verandah:	7.91SQ.M
Porch/Shed:	36.33SQ.M
TOTAL:	335.465SQ.M



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.