

## Gilles Plains, 14 Swanson Avenue

A family delight!

4 2 2 1

Welcome to your next family home, a beautifully maintained 4-bedroom residence nestled on a generous 640sqm (approx.) allotment. This delightful abode offers a spacious and flexible floorplan, perfect for both relaxation and entertaining. You'll enjoy two spacious living areas, including a formal front lounge and an open-plan family room, providing versatile spaces to suit your lifestyle and family's needs.

The contemporary kitchen is a highlight, boasting elegant stone benches, stainless steel appliances, and abundant storage to make meal preparation a pleasure. Step outside to discover a fantastic backyard oasis, complete with a sparkling inground concrete pool, ideal for creating lasting family memories and hosting unforgettable gatherings. With plenty of space for children to play and ample room for outdoor entertaining, this home truly ticks all the boxes!

Features you will love about this home:



**Disclaimer:** 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.

**For Sale**  
Auction (\$749,000)

**View**  
[ljhooker.com.au/2AGCGJU](https://ljhooker.com.au/2AGCGJU)

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**LJ Hooker Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

- \* Four bedrooms, master featuring walk-in robe and ensuite
- \* Built-in robes in bedrooms two and four
- \* Contemporary kitchen with stone benches, gas cooktop, electric oven, dishwasher and ample storage
- \* Two spacious living areas and dining room offering a flexible floor plan
- \* Reverse cycle split system air conditioner in family room and gas heater in lounge providing comfort year-round
- \* Inground concrete swimming pool providing entertainment and enjoyment
- \* Powered shed with drive through access
- \* Gas hot water

Conveniently located, this home is just moments away from Gilles Plains Shopping Centre, public transport, both public and private schools, and a variety of beautiful local reserves. Make sure you don't miss this opportunity to secure your next family treasure!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

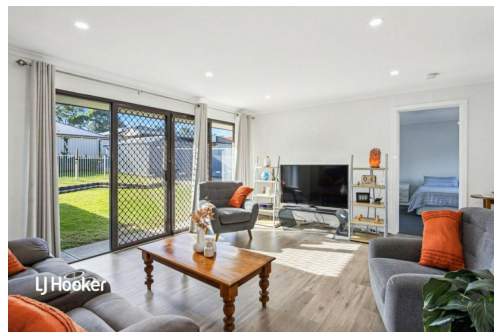
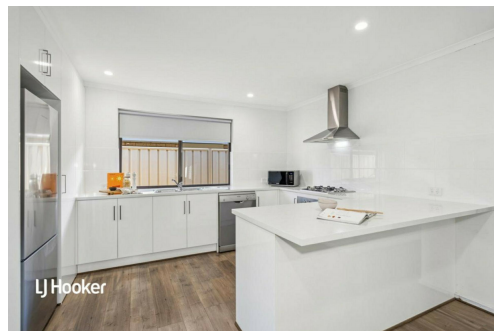
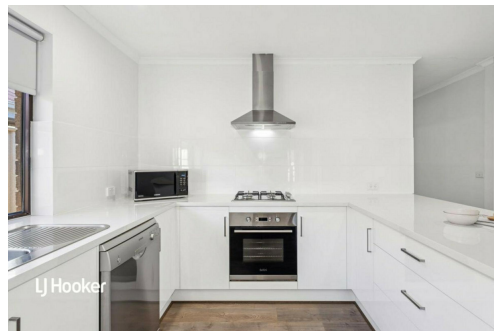
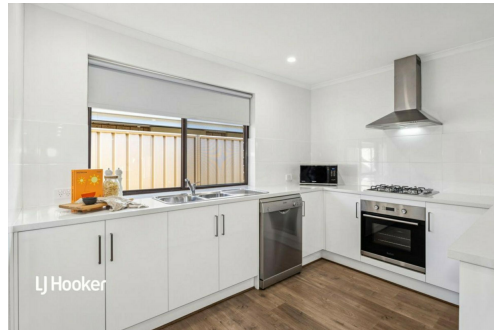
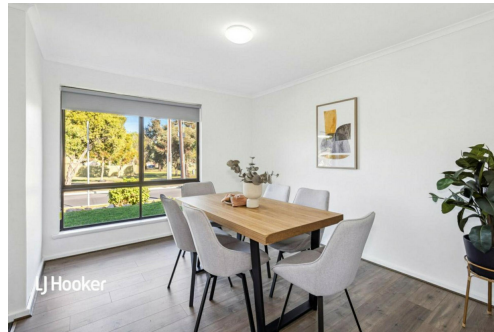
RLA 208516

## More About this Property

Property ID	2AGCGJU
Property Type	House
House Size	140 m²
Land Area	640 m²
Including	Air Conditioning Pool Dishwasher Built-in-Robes

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185m<sup>2</sup>

**TOTAL**

166m<sup>2</sup>

Living

19m<sup>2</sup>

Garage

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

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