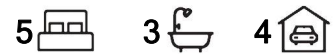


Gilles Plains, 926 Grand Junction Road

Spacious Family Living or Development Opportunity



With a 21-metre frontage, this 5-bedroom, 2.5 bathroom and 3 living room home is a rare find, offering an outstanding opportunity for large families or future development (subject to council consent). Set on 651sqm (approx.), this solid 1980s-built property boasts a versatile floor plan, multiple living spaces, and a generous backyard. Overlooking the Valley View Par 3 Golf Course and conveniently close to schools, shopping, and transport, it combines space, flexibility, and potential.

Key Features:

- 5 bedrooms including extra-large ground floor rumpus, perfect as a third living area for parent/teen retreat or fifth bedroom
- 2.5 bathrooms including master ensuite
- Reverse cycle split air-conditioning and ducted evaporative cooling for year-round comfort.

For Sale
Contact Agent

View
ljhooker.com.au/4Z46FE8

Contact
Josie Auricchio
0419 269 503
josiea@ljhookerwestlakes.com.au
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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.

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Ground Floor:

- 3 light-filled formal and casual living areas with split-system air conditioning.
- Stylish kitchen with 900mm gas 5-burner stainless steel stove, dishwasher, ample storage and spacious benchtops.
- Fourth bedroom, ideal as a home office or study.
- Convenient downstairs powder room.
- Large back yard including pergola for entertaining
- Double garage with ample off-street parking

First Floor:

- Expansive master bedroom with built-in-robe and private ensuite featuring dual vanity.
- 2 additional bedrooms, both with built-in robes.
- Second bathroom with separate bathtub, shower, and toilet.

Venture outdoors to a paved undercover pergola for seamless indoor-outdoor living, perfect for entertaining. The spacious backyard provides plenty of room for children, pets, or a beautiful garden. A double garage and additional off-street parking complete the package.

Is this your ideal family home or next smart investment?

For more information about the property, please contact Josie Auricchio on 0419 269 503 or Donna Farquhar on 0461 363 915.

* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322



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Beach
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More About this Property

Property ID	4Z46FE8
Property Type	House
Land Area	651 m2
Including	Ensuite Air Conditioning Toilets (3) Courtyard Dishwasher Secure Parking Liveability

Josie Auricchio 0419 269 503

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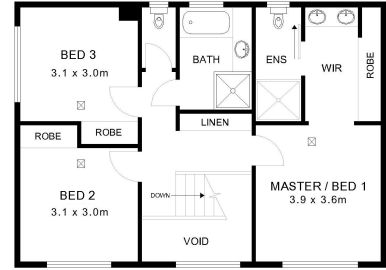
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GROUND FLOOR

Approx Gross
Ground Floor = 150m ²
First Floor = 64m ²
Garage = 32m ²
Verandah = 36m ²
Porch = 2m ²
Total = 284m ²



FIRST FLOOR

926 Grand Junction Road Gilles Plains

For illustrative purposes only. All measurements are approximate.

Andrew Waters Photography