



1 Aiston Grove, Golden Grove

## Stop The Search, this is the Perfect Family Home!

Auction Location: 1 Aiston Grove, Golden Grove SA 5125

Auction 4th July 2026 @ 2.00pm (Unless Sold Prior)

Constructed in 2004, this is a rare opportunity to secure a large family home with plenty of room to live and grow, positioned perfectly where everything you will ever need is only ever a moment away, an opportunity to move in and start enjoying all this home and location has to offer from day one!

### Features You Will Love:

- Four bedrooms, with additional study or bedroom five
- Master bedroom with ceiling fan, ensuite and generous walk-in robe
- Bedrooms 2 ,3 & 4 with ceiling fans and built-in robes
- Multiple spacious living areas
- 2.7metre ceiling height throughout the home
- Kitchen fit for a chef, with ample storage, including breakfast bar, spacious walk-in pantry, 900mm gas-cooktop, dishwasher, electric oven, marble benchtops and pura tap filtered water installed
- Zoned ducted reverse cycle heating and cooling throughout the

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### AUCTION

Sat 4th Jul @ 2:00PM

### VIEW

Sat 20th Jun @ 2:00PM - 2:30PM

### AGENTS

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

Craig Ricciuto  
0417 806 329  
craigr@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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.



- home ideal for year-round comfort
- Gas wall heater in the main living area
- Approx 5kw solar system installed
- " LED downlights installed throughout
- " Undercover outdoor entertainment area with café blinds, the perfect spot to host the family gathering!
- Landscaped gardens with automated irrigation system installed
- Sufficient off-street parking with double garage with automatic roller door and drive-through access to rear of garage comfortably park up to six cars off-street

This home is perfectly positioned in one of the most sought-after areas of Golden Grove, surrounded by quality homes and the beautiful Cobbler Creek Reserve with its lovely walking trails moment away. It's within walking distance of public transport, local schools (both public and private), The Grove Shopping Centre, The Stables Shopping Centre, Golden Fields, and several local sporting clubs.

All of this and still only a short commute to all the major retailers and eateries at the Westfield Tea Tree Plaza and with a number of public transport options commuting to the Adelaide CBD can be done with ease!

Large family homes of this calibre are in high demand, this one won't last long!  
Register your interest with Ryan Graham today!

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.  
RLA 208516

## MORE DETAILS

Property ID 2DJFGJU  
Property Type House  
House Size 265 m2  
Land Area 972 m2  
Including Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

**Ryan Graham 0400 912 287**

Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

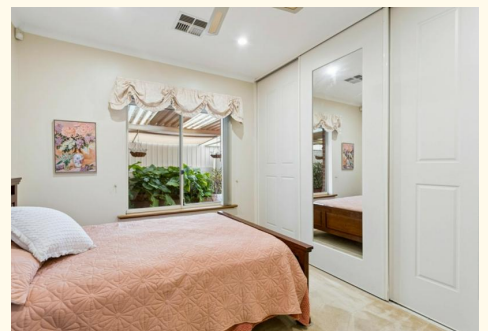
**Craig Ricciuto 0417 806 329**

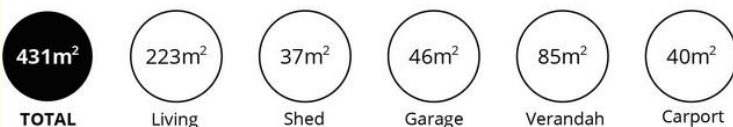
Managing Partner | Sales Specialist | [craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)

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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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