







1 Lady Williams Place, Golden Grove

Great Family Home in a Beautiful Park Setting

Situated on a generous 508sqm (approx.) allotment, this well-presented four-bedroom plus study 2-Storey family home offers an abundance of living space both inside and out. With living areas across both levels, the home is ideal for growing families, with the added benefit of a generous master bedroom with ensuite and walk-in robe conveniently located downstairs. Three additional bedrooms are located upstairs, along with a second living area and central bathroom, while the downstairs lounge offers the flexibility to potentially be used as a fifth bedroom.

The open-plan living area extends outdoors to a decked entertaining area underneath a pergola, providing a great setting for family gatherings and entertaining. To the side of the home, the low-maintenance garden offers the potential to be converted into a lawn area, creating the perfect space for kids and pets to enjoy. A great opportunity for families seeking space, flexibility and room to entertain in a popular Golden Grove location!

Features include

- Generous master bedroom downstairs with ensuite and walk in robe

4 2 2

FOR SALE
$1,150,000 - $1,250,000

VIEW
Sat 21st Nov @ 1:30PM - 2:00PM

AGENTS
Craig Ricciuto
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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.

- 3 additional bedrooms upstairs, all with built-in robes, with bedroom four featuring its own balcony and bedroom three with double-glazed windows
- Island kitchen with walk in pantry, 900mm freestanding oven and gas cooktop with dishwasher
- Ducted reverse cycle air conditioning
- Upstairs living area with balcony access
- Main bathroom upstairs with ensuite downstairs, plus a convenient powder room
- Undercover decked outdoor entertaining area
- Automatic double garage with panel lift doors and internal access
- 8.6kW solar system to help reduce electricity costs
- Reflective window tint throughout
- Gutter guard
- Water tanks and vegetable garden pods in the backyard
- Spacious shed for storage and DIY projects

Enjoy the convenience of Golden Grove living, with local schools, shopping at The Grove Shopping Centre, public transport and nearby parks all within easy reach. With walking trails, reserves and recreational facilities to explore, there is plenty to enjoy on the weekends, making this a great location for families looking to enjoy a relaxed and convenient lifestyle.

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	2E3YGJU
Property Type	House
House Size	249 m2
Land Area	508 m2

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365m²	219m²	6m²	36m²	6m²	98m²
TOTAL	Living	Shed	Double Garage	Porch	Verandah/ Deck/ Balcony

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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