

11 Bartlett Court, Golden Grove

A Picturesque Location with easy access to local Amenities!

Situated in a leafy picturesque location in the heart of Golden Grove, this 3 bedroom 2008 built family home offers an abundance of space with two good size living areas downstairs, an upper retreat with office/study nook adjacent. Unwind outdoors in your private paved courtyard - a wonderful environment to entertain with family and friends, all while having secure garage parking for two vehicles. Appealing to those looking for a low maintenance lifestyle, with the ability to lock and leave, while living close to parks, walking trails and nature.

Features Include:

- Three bedrooms, master bedroom with balcony access, walk in robe and ensuite with tub
- Bedrooms 2 and 3 both with built-in robes
- Open plan family and meals area
- Island kitchen with ample bench space, dishwasher, oven/gas cooktop with cupboard in pantry
- Front formal lounge
- Upstairs living area with study nook
- Main bathroom upstairs with tub
- 2.7m ceilings both up and downstairs

3  2  2 

FOR SALE
\$789,000 - \$839,000

VIEW
Sat 2nd May @ 10:00AM - 10:30AM

AGENTS
Shaun Roberts
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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.

 **LJ Hooker**

- LED downlights throughout
- Ducted reverse cycle air conditioning
- Downstairs laundry with powder room
- Ample storage/linen cupboard space
- Home alarm
- Low maintenance shaded outdoor courtyard
- Double automatic roller door garage with access to courtyard via single manual roller door

Positioned with a park right next door, schools and public transport within walking distance, and The Grove Shopping Centre just moments away, everything you need is close at hand. A home that delivers on space, lifestyle and location and one you won't want to miss.

Enquire 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	2DAFGJU
Property Type	House
House Size	179 m2
Land Area	208 m2
Including	Dishwasher Secure Parking Fully Fenced

Shaun Roberts 0435 367 534

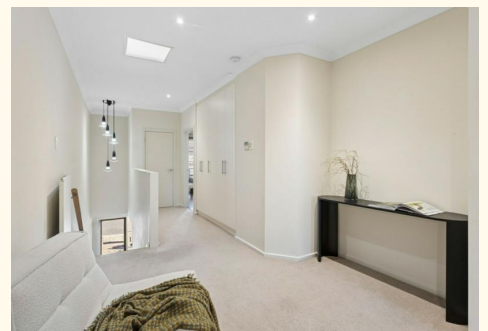
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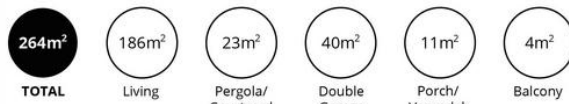
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UPPER LEVEL



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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