



Golden Grove, 13 Underwood Close

Great Home, Great Location, Great Opportunity!



For Sale
\$700,000 - \$770,000

View
By Appointment

Contact
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Constructed in 1992 and tucked away on Underwood Close in the highly sought after suburb of Golden Grove, this is a wonderful opportunity to secure this gem. A home that is perfect if you are starting out slowing down or perhaps for the savvy investor a chance to add this hassle-free property to your growing portfolio.

Features include:

- * Three spacious bedrooms
- * Master bedroom with ceiling fan and built-in robe
- * Two-way access bathroom with a separate toilet
- * Bedroom 2 with built-in robe and split system heating/cooling
- * Flexible floor plan with multiple living areas
- * Central modern kitchen with breakfast bar, electric cooktop and electric oven
- * Split system heating and cooling in lounge area with ceiling fan
- * Updated laundry with sufficient storage



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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- * Large decked entertaining area with verandah the ideal spot to enjoy the family BBQ
- * Sufficient off-street parking with large driveway and single carport with roller door
- * Tenanted on a fixed term lease until September 22nd 2025

This is a location and a home you will cherish as your own!

Spend your weekends exploring the gorgeous Cobbler Creek Reserve and the many walking trails on offer or perhaps your time could be better spent with the family at the nearby popular Golden Fields Reserve. Also conveniently located within walking distance to The Grove Shopping Centre and a short commute to The Stables Shopping Centre. A number of schools both public and private are within walking distance and with plenty of public transport options commuting into the Adelaide CBD is done with ease.

This one will not last so get in contact with Ryan Graham today to register your interest.

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 About this Property

Property ID	2C0ZGJU
Property Type	House
House Size	145 m2
Land Area	489 m2

Ryan Graham 0400 912 287

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224m²

TOTAL

145m²

Living

23m²

Shed/
Store

16m²

Carport

2m²

Porch

38m²

Verandah/
Deck

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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