

## Golden Grove, 14 Mandarin Avenue

Prepare to be Impressed!

3 2 1

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2BQ4GJU](http://ljhooker.com.au/2BQ4GJU)

**Contact**  
**Craig Ricciuto**  
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Welcome to 14 Mandarin Avenue, Golden Grove. A home that has been beautifully updated with new kitchen, luxe ensuite and stunning main bathroom, all this with 3 bedrooms, 2 living areas and a great undercover entertaining area.

Features include

- \* Three bedrooms
- \* Master bedroom features brand new ensuite, both walk-in and built-in wardrobes and plantation shutters
- \* Beautiful entertainers' kitchen with soft close drawers, Caesarstone tops and good quality appliances
- \* Light filled family and dining area
- \* Open plan family room
- \* Garage converted to second living room
- \* Lovely undercover entertaining area



**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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- \* Well designed laundry with large attic access
- \* Tranquil atrium garden
- \* Brand-new reverse cycle heating and cooling system
- \* Beautifully landscaped front and rear gardens

Perfect for the families, downsizers or even the first home buyers! The home is nestled close to parks, schools, shopping and public transport making this home a fantastic lifestyle choice.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

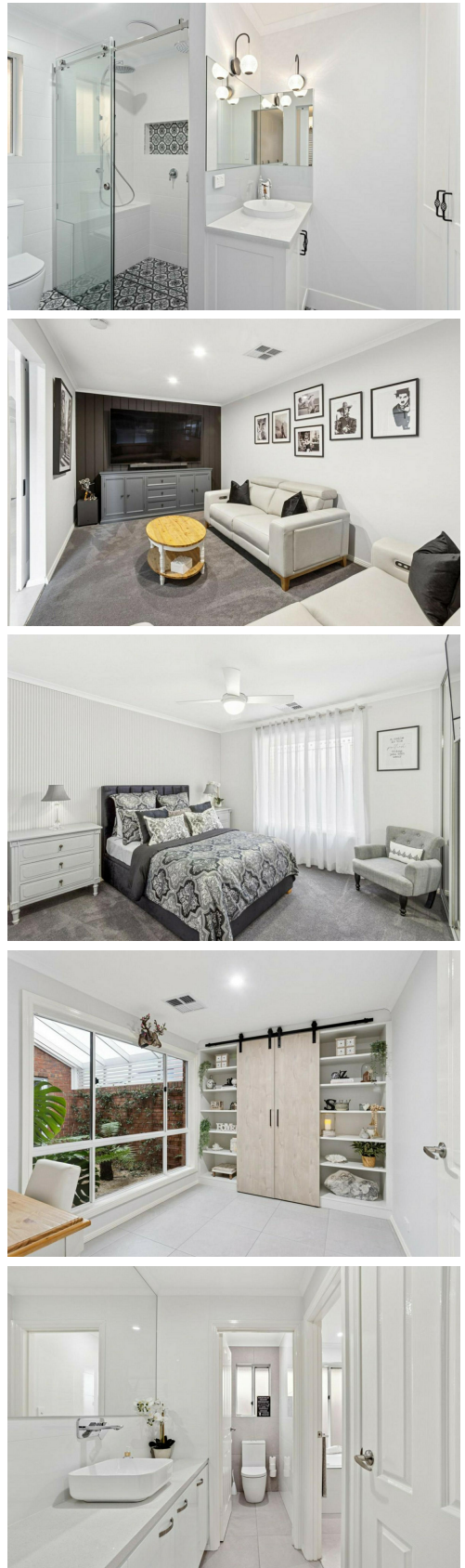
RLA 208516

## More About this Property

Property ID	2BQ4GJU
Property Type	House
Land Area	330 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

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226m <sup>2</sup>	146m <sup>2</sup>	6m <sup>2</sup>	55m <sup>2</sup>	2m <sup>2</sup>	17m <sup>2</sup>
TOTAL	Living	Shed	Courtyard/ Pitched Verandah	Porch	Pergola

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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