

## Golden Grove, 15 Bourke Place

Great Start in the Heart of Golden Grove!

Welcome to 15 Bourke Place Golden Grove! A delightful 3-bedroom villa tucked away in a peaceful, family friendly pocket of golden Grove.

Perfect for the first home buyers, downsizers or savvy investors, this low maintenance property offers both comfort & convenience. Set on a very manageable 300 sqm block, the property boasts a thoughtful layout with a light-filled open plan living and dining area, a well-equipped kitchen with ample storage.

Features include

- \* 3 generously sized bedrooms
- \* Convenient 2-way ensuite bathroom
- \* Open plan living and dining area
- \* Functional kitchen with ample storage
- \* Split system heating and cooling



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2BN0GJU](http://ljhooker.com.au/2BN0GJU)

**Contact**  
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[craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

- \* Single garage with internal entry
- \* Undercover verandah entertaining
- \* Easy care front and rear gardens

Located moments from the Golden Grove Village shopping Centre, public transport, local schools and serene walking trails, this Villa offers a relaxed lifestyle in one of the North East's most sought after suburbs.

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.

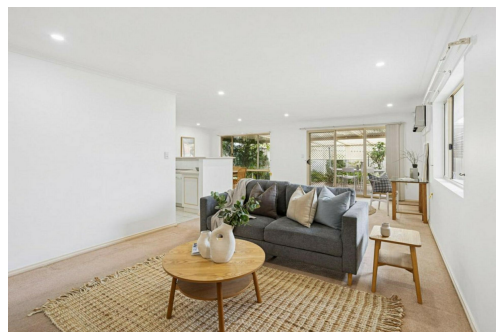
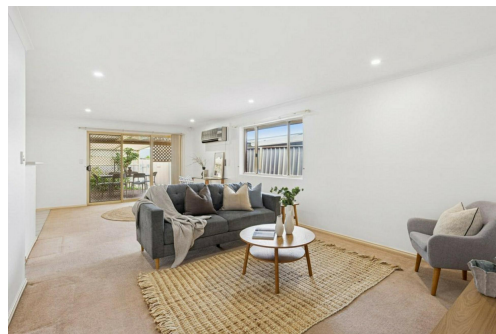
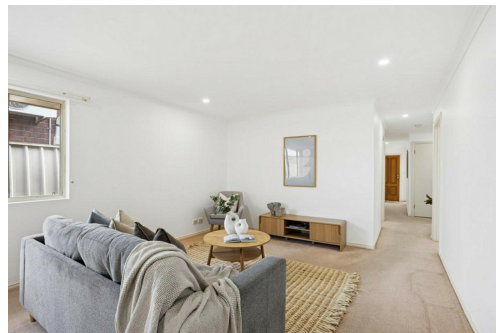
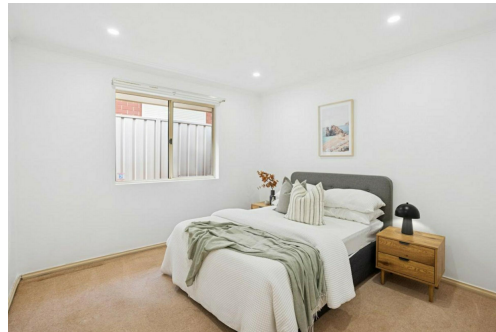
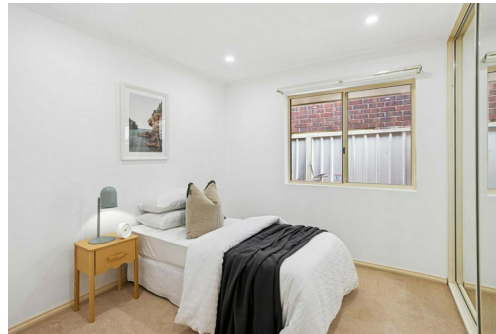
RLA 208516

## More About this Property

Property ID	2BN0GJU
Property Type	House
Land Area	300 m2
Including	Air Conditioning Built-in-Robes

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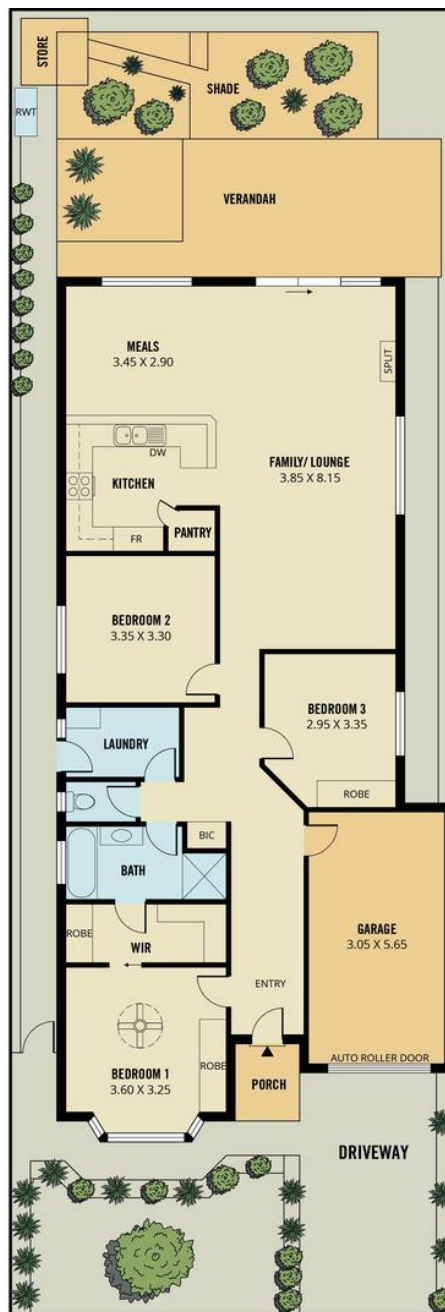
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## BOURKE PLACE

SITE PLAN  
(NOT TO SCALE)

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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