

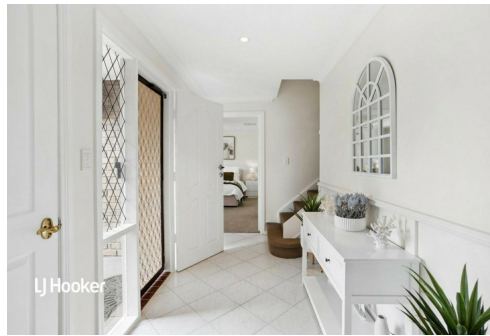


LJ Hooker

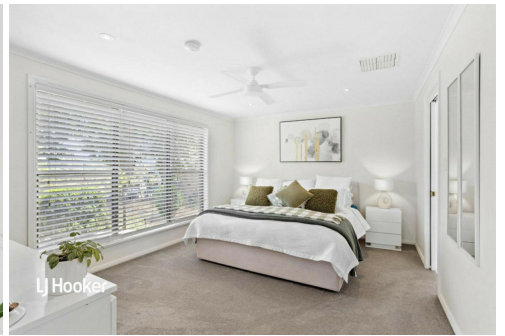
**SOLD**



LJ Hooker



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## Golden Grove, 17 Valour Court

Stop The Search, this is the Perfect Family Home!



What a fantastic opportunity to secure a spacious family home, offering multiple living areas and room for everyone. Set on approximately 730sqm, this Tudor-style home is perfectly positioned at the end of a quiet court with no through traffic, overlooking the serene Cobbler Creek Reserve-offering a country view while enjoying suburban living! It's easy to see why the vendors have adored this home and its location.

### Features You Will Love:

- \* Four bedrooms, master with walk-in robe
- \* Two-way bathroom with a large spa bath and a separate toilet
- \* Three large living areas, perfect for a growing family
- \* Bedroom 3 with walk-in robe
- \* Bedrooms 2 & 4 with built-in robe
- \* Under roof storage accessible from bedroom 4
- \* Gas wall heaters in both the upper and ground floor living area

### For Sale

\$949,000 - \$999,000

### View

[ljhooker.com.au/2AXVGJU](http://ljhooker.com.au/2AXVGJU)

### Contact

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**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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(08) 8289 6660**

- \* Ducted evaporative cooling throughout, ideal for the warmer months
- \* Split-system heating and cooling in the downstairs main living room
- \* Additional bathroom on the second level
- \* A kitchen fit for a chef with ample bench space, breakfast bar, 900mm oven, gas cooktop, large pantry, and generous fridge cavity
- \* Solar system installed approx. 6.6 Kw with a approx. 3.3kw battery
- \* Ample off-street parking with a double carport featuring automatic roller doors and a large driveway
- \* Ducted vacuum system throughout the home
- \* Undercover entertainment area, perfect for family BBQs, with enough lawn space for pets or a backyard cricket match!
- \* Cobbler Creek at your doorstep with several walking trails on offer

This home is perfectly positioned in one of the most sought-after areas of Golden Grove, surrounded by quality homes and the beautiful Cobbler Creek Reserve with its lovely walking trails. It's within walking distance of public transport, local schools (both public and private), The Grove Shopping Centre, The Stables Shopping Centre, Golden Fields, and several local sporting clubs.

All of this and still only a short commute to all the major retailers and eateries at the Westfield Tea Tree Plaza and with a number of public transport options commuting to the Adelaide CBD can be done with ease!

Large family homes of this calibre are in high demand-this one won't last long! Register your interest with Ryan Graham 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 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



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## More About this Property

Property ID	2AXVGJU
Property Type	House
House Size	232 m <sup>2</sup>
Land Area	730 m <sup>2</sup>
Including	Air Conditioning Ducted Cooling Evaporative Cooling Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Ryan Graham 0400 912 287**

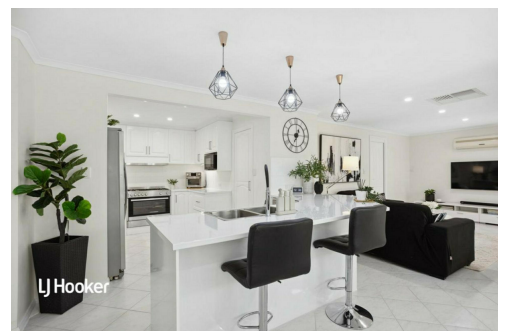
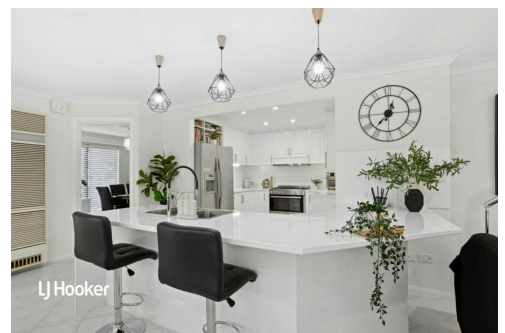
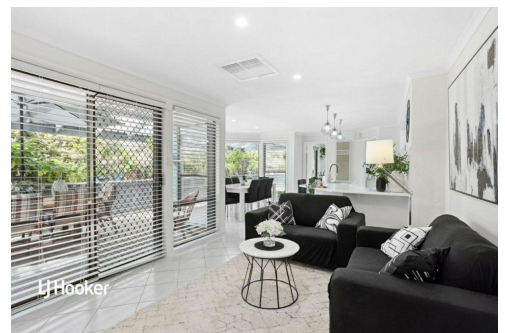
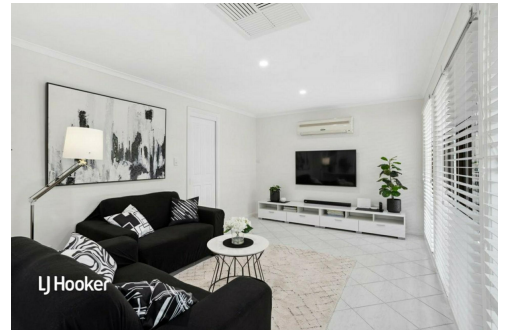
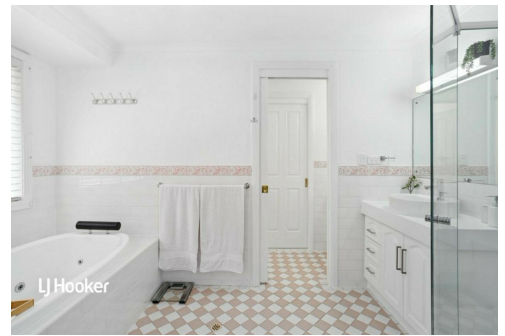
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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