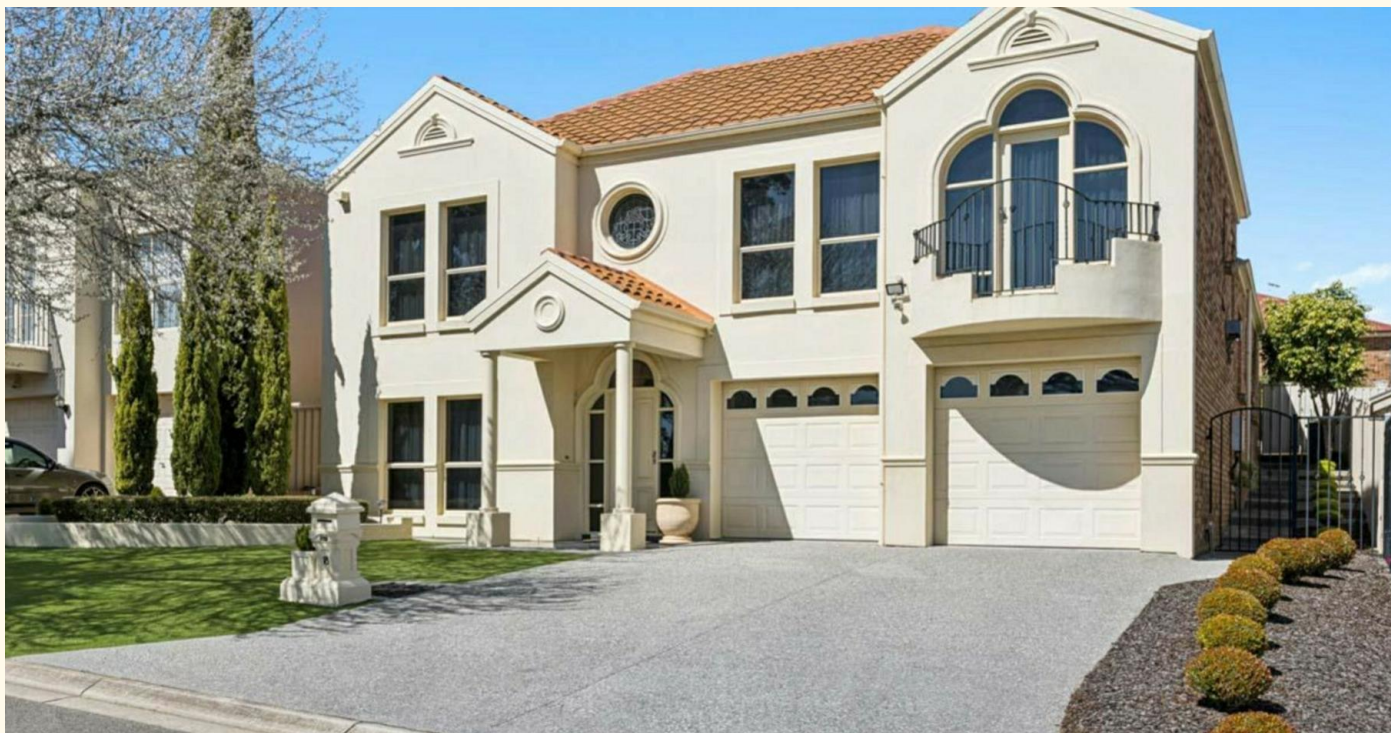




18 Claremont Road, Golden Grove

The Family Lifestyle You Have Been Waiting For

Set within the highly regarded Spring Hill area of Golden Grove, 18 Claremont Road is a beautifully presented character home offering the space, flexibility and setting that growing families are looking for. Positioned directly opposite the established Spring Hill Gardens, the home enjoys a wonderful outlook and a peaceful setting. From the moment you step inside, the welcoming entry and beautifully finished tiled flooring create an immediate sense of warmth and quality, with the presentation of the home evident throughout.

At the heart of the home is the open plan kitchen, family and meals area, creating a welcoming space for everyday family life and entertaining. The living space flows naturally outdoors to the paved entertaining area and pitched pergola, providing an ideal setting for family gatherings, weekend barbecues or simply enjoying time together at home. Combined with the additional living spaces and generous bedroom accommodation, there is plenty of flexibility to suit the needs of the household.

With generous accommodation spread across three levels, there is plenty of room for the whole family to enjoy. The additional living spaces provide flexibility as the family grows, while the private master

5 2 2

FOR SALE

Best Offers By October 13th

VIEW

By Appointment

AGENTS

Craig Ricciuto
0417 806 329
craigr@ljhsales.com.au

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.



retreat offers a separate space to relax and unwind

Features include -

- Master bedroom with ensuite featuring floor-to-ceiling tiles and spa bath, plus private balcony overlooking Spring Hill Gardens
- Five generous bedrooms spread across three levels, offering versatile accommodation for the whole family, guests or working from home
- Formal dining area and upper-level lounge, with the potential to create a private retreat away from the main family living areas
- Open plan kitchen, family and meals area featuring stone benchtops, spacious pantry, breakfast bar and pendant lighting
- Ducted reverse cycle air conditioning for year-round comfort
- Solar system to help reduce household electricity costs
- Automatic double garage with internal access, plus storeroom and additional under-house storage
- Multiple living areas across both levels
- Low maintenance, beautifully presented gardens
- Pitched verandah providing a great space for outdoor entertaining
- Separate laundry with ample space and convenient access to the outdoors

Ideally positioned in the established Spring Hill area of Golden Grove, this home places you close to quality schools, local shopping, parks, sporting facilities and public transport, with the many amenities of Golden Grove all within easy reach. The Grove Shopping Centre and Golden Grove Recreation and Parks precinct are nearby, providing plenty of options for shopping, recreation and family activities. Convenient access to The Golden Way and Main North Road further adds to the appeal, making this a well-connected location with everything you need for everyday family living close by.

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	2DZ7GJU
Property Type	House
House Size	333 m2
Land Area	543 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

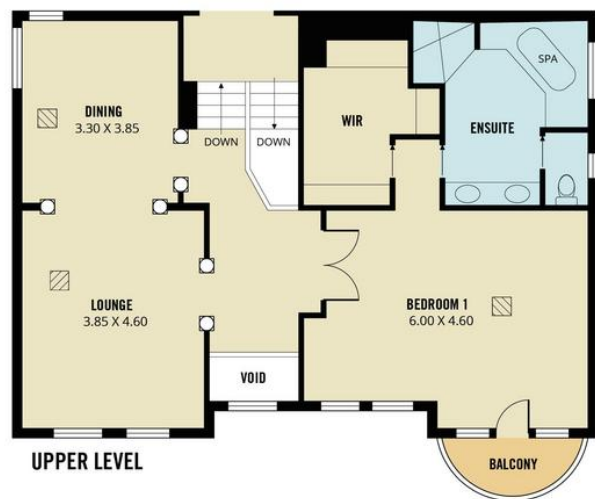
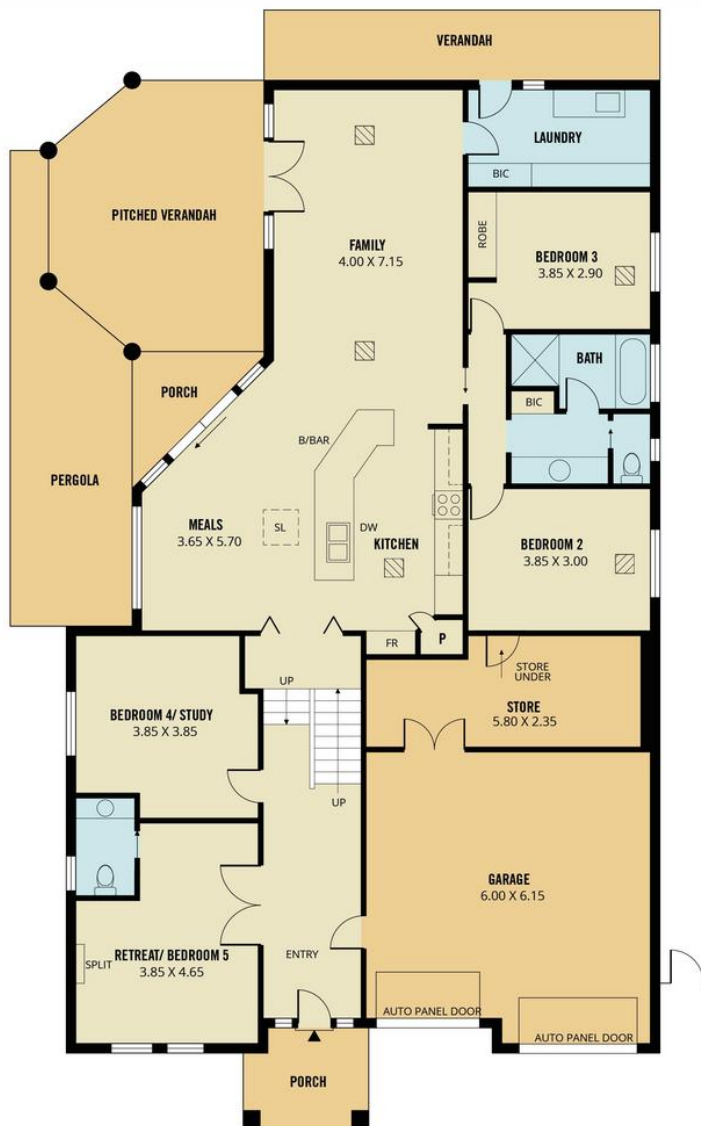
Craig Ricciuto 0417 806 329

Managing Partner | Sales Specialist | craigr@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





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.

Produced by The Fotobase Group