

Golden Grove, 22 Chisholm Court

The Place to Be!

If you are looking for a home that will be fit for the whole family, then your search may just be over! Nestled in a beautifully quiet section of Golden Grove, but within walking distance to a range of local amenities while also being a well-maintained and much-loved home with all of the features you've been looking for and more, it is my pleasure to present this lovely family abode to the market!

Built c.1990, on a very generous 732sqm* of land, this stunning four-bedroom, two-bathroom home brings together modern updates with the inviting comfort you look forward to coming home and enjoying! With a flexible floorplan there is room for the whole family to have their own space but also come together and relax! A huge, pitched roof undercover entertaining at the rear makes the perfect place for get-togethers with plenty of yard space remaining for kids and pets to play!

What you will love:



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.

4 2 2

For Sale
\$875,000 - \$915,000

View
ljhooker.com.au/2BGNGJU

Contact
Jordan Nockolds
0447 809 650
jordann@ljhsales.com.au

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

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

- * Master bedroom with walk-in robe and updated ensuite
- * Bedrooms 2 and 3 with built-in robes
- * Sunken front lounge room
- * Stunning modern kitchen with 900mm gas cooktop
- * Open plan family and meals area with gas heater
- * Neat and tidy 3 way bathroom
- * Expansive pitched roof undercover outdoor entertaining area
- * Double carport with automatic roller doors and side access gate for trailer
- * Ducted evaporative air conditioning throughout
- * Landscaped front and rear gardens, perfect for the kids and pets to play

Located in a sought-after section of the Golden Grove suburb, you are spoilt for amenities that are within walking distance, with a plethora of both public and private schools, childcare, The Village Shopping Centre and Tavern, as well as swimming, sporting and recreation centres. All this while being in a quite Court which has a walking trail directly to local Wentworth Reserve!

For Public Transport, Stop 61B on The Grove Way only around a five minute walk away, provides a direct route to the CBD via the TTP Interchange, and Stop 61B on Marie Clark Drive, just a short walk to the end of the street, provides a quick bus trip to the Village for local shopping!

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

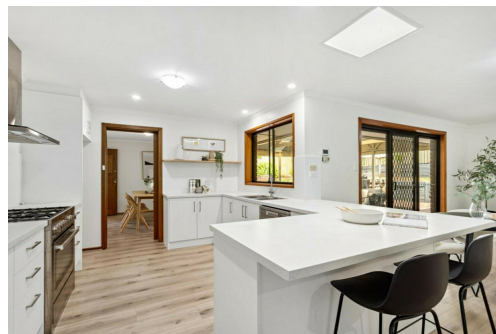
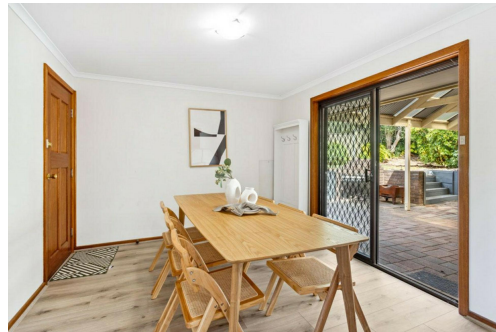
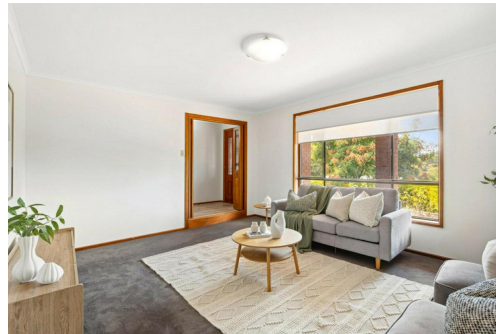
Property ID	2BGNGJU
Property Type	House
House Size	204 m²
Land Area	732 m²
Including	Air Conditioning Evaporative Cooling Outdoor Entertaining Fully Fenced

Jordan Nockolds 0447 809 650
Sales Specialist | Property Inspector | jordann@ljhsales.com.au
Craig Ricciuto 0417 806 329
Managing Partner | Sales Specialist | craigr@ljhsales.com.au

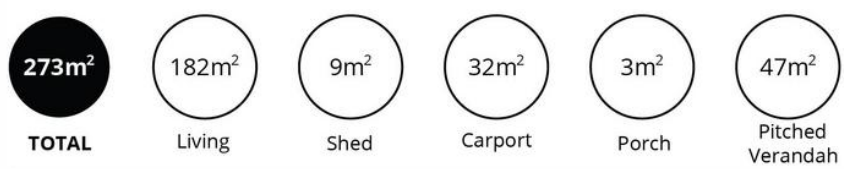
LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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.



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



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