

25 Tuscan Road, Golden Grove

## The Wait is Over!

Located in the Settlement Estate of Golden Grove, just moments from popular Stables Shopping Precinct with Woolworths, medical practice, café and childcare centre, is this modern 2011 built 4 bedroom family home situated on a generous 559m<sup>2</sup> (approx.) block. With stylish rendered exterior and lush lawns to be enjoyed, grand entrance-way with wide hallway inviting you into the home.

Open plan living spaces with 600mm x 600mm porcelain tiles throughout along with modern kitchen featuring, butlers pantry, Caesarstone benchtops and quality appliances. This is the ideal home to set down your roots and raise a family or empty nesters wanting to bring family together!

Features include:

- Four bedrooms, spacious master bedroom with ensuite and walk in robe
- All additional bedrooms feature built in robes and ceiling fans along with electric roller shutters
- High 2.7m ceilings throughout
- Open plan family and meals area
- Stylish central kitchen with Caesarstone benchtops, breakfast bar, Bosch dishwasher, oven and gas cooktop, walk in butlers pantry
- Front formal lounge with floor to ceiling sheer curtains

4  2  2 

### FOR SALE

\$1,279,000 - \$1,339,000

### VIEW

Sat 18th Apr @ 12:00PM - 12:30PM

### 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.

 **LJ Hooker**

- Rear rumpus room with built in entertainment unit and two study desks with overhead cupboards
- Zoned, ducted reverse cycle air conditioning
- Main bathroom with bath/shower and separate toilet
- Spacious laundry
- Under main roof alfresco entertaining with ceiling fans and downlights
- Flexibility of two lawn areas for those with young families or pets, tool shed and established gardens
- Exposed aggregate driveway

A wonderful location to live, surrounded by parks and cobbler creek walking trails nearby. Easy access to nearby schools, such as Pedare Christian College, Kings Baptist Grammar School, Golden Grove High and Gleeson.

Enquire 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 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	2D8FGJU
Property Type	House
House Size	274 m2
Land Area	559 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

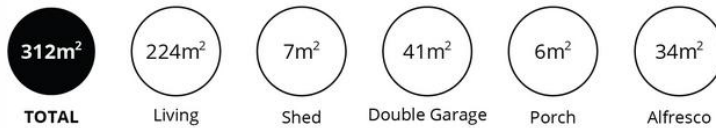
**Craig Ricciuto 0417 806 329**

Managing Partner | Sales Specialist | [craig@ljhsales.com.au](mailto:craig@ljhsales.com.au)

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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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