



26 Tuscan Road, Golden Grove

Your Next New Address!

Welcome to 26 Tuscan Road, Golden Grove, perfectly nestled within the highly sought after Settlement Estate!

Constructed in 2012 with a well thought out design, spacious bedrooms, generous living areas and a functional floorplan, this meticulous home allows you to simply move in, start enjoying from day one and embrace a home and location you will truly love calling your own.

Homes within the Settlement Estate are highly sought after and tightly held, and with no vacant land available within Golden Grove to recreate a home like this, properties of this calibre are increasingly rare.

This is your opportunity to secure a spacious, quality, turnkey family home in one of Golden Groves most desirable pockets!

Features you will love:

- Three spacious bedrooms, ability to fit queen size beds in all rooms
- Master bedroom with walk in robe and ensuite and plantation shutters on front windows
- Ceiling fans in all bedrooms

3 2 1

FOR SALE

\$895,000 - \$975,000

VIEW

By Appointment

AGENTS

Ryan Graham
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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.



- Built in robes to bedrooms 2 and 3
- Brand new Ducted reverse cycle heating and cooling installed for year-round comfort
- New gas hot water service installed
- Central kitchen with sufficient storage, breakfast bar, gas cooktop, new electric oven and large fridge cavity
- Freshly painted throughout with new high quality carpets fitted to all bedrooms
- Updated fixtures in the main bathroom and ensuite
- peace of mind living with security alarm system installed
- Solar system installed
- Tripple stacker rear sliding door
- Undercover entertainment area with ceiling fan and mains gas connection, the perfect spot to host the family BBQ!
- Veggie patch
- Oversized secure garage featuring automatic roller door and ample off-street parking

Positioned perfectly within this exclusive pocket of Golden Grove, enjoy evening walks along the popular walking trails of nearby Martindale Reserve, with popular cafés and shopping at The Stables Shopping Centre within walking distance, and local sporting facilities nearby at Harpers Field Community Hub.

Surrounded by quality public and private schools, you'll also enjoy easy access to The Grove Shopping Centre, major retailers at Westfield Tea Tree Plaza, and a straightforward commute into the Adelaide CBD.

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 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	2DDVGJU
Property Type	House
House Size	145 m2
Land Area	300 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

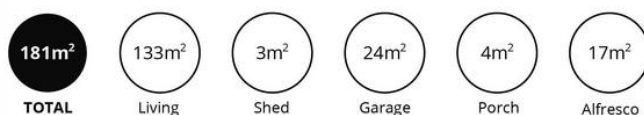
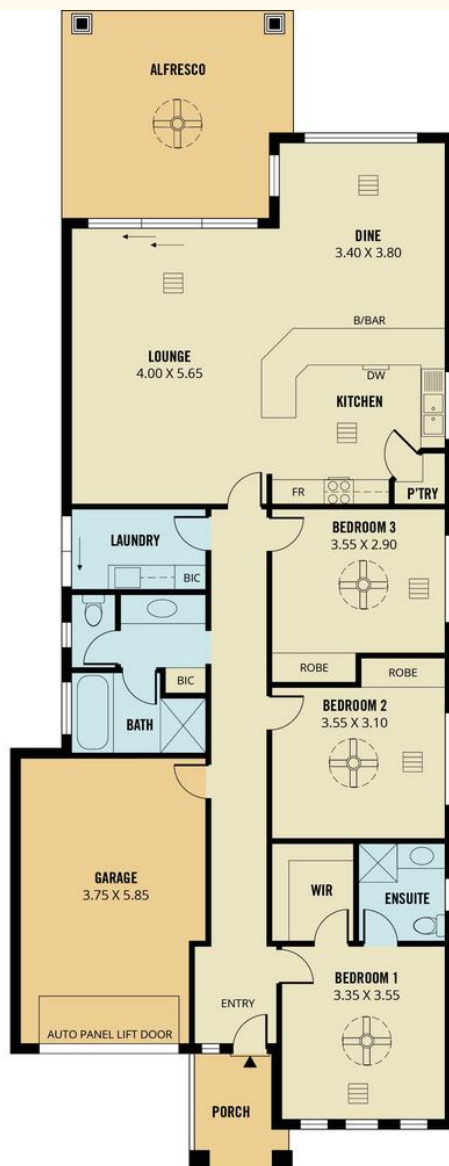
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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