



26 Tuscan Road, Golden Grove




Modern Family Living in Premier Location!

Constructed in 2012 and positioned perfectly within the highly sought after Settlement Estate, this beautifully maintained family home offers comfort, convenience and easy care living in one of Golden Grove's most desirable pockets.

Set on an easy care allotment of approximately 300sqm and surrounded by other quality homes, this is an excellent opportunity for families or downsizers, that are simply looking to move in and enjoy everything this home and location have to offer.

Features you will love:

- Three bedrooms, all complete with ceiling fans
- Master bedroom with walk in robe and ensuite
- Built in robes to bedrooms 2 and 3
- Ducted reverse cycle heating and cooling throughout for year round comfort
- Central kitchen with ample storage, breakfast bar, gas cooktop, new electric oven and large fridge cavity
- Freshly painted throughout
- Brand-new high-quality carpets installed to all bedrooms
- Updated fixtures in the main bathroom and ensuite

3  2  1 

FOR SALE
\$949,000 - \$999,000

VIEW
Sun 21st Jun @ 12:00PM - 12:30PM

AGENTS
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

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**

- Additional peace of mind with alarm system installed
- Solar system installed
- Triple 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 an automatic roller door and ample off-street parking

In a location you will truly love calling your own!

Within walking distance to The Stables Shopping Centre, local sporting clubs at the Harpers Field Community Hub and just moments from The Grove Shopping Centre and popular local cafes, this home is also surrounded by several quality public and private schools. With easy access to Westfield Tea Tree Plaza and a straightforward commute into the Adelaide CBD, convenience truly meets lifestyle here.

Homes within the highly sought-after Settlement Estate are always tightly held, meaning opportunities like this simply do not 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 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 Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

Craig Ricciuto 0417 806 329

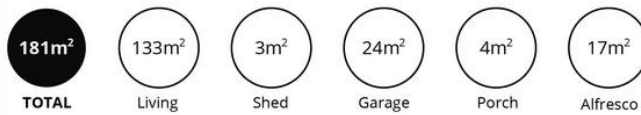
Managing Partner | Sales Specialist | craigr@ljhsales.com.au

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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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