



36 Captain Robertson Avenue, Golden Grove

Flexible Family Living In Settlement Estate

Perfectly positioned within the highly sought-after Settlement in Golden Grove, this beautifully presented family home offers the ideal combination of space, comfort and functionality. Built in 2010 and set on a generous 582sqm (approx.) allotment, the home has been thoughtfully designed with multiple living areas, generous proportions and plenty of room for the whole family to enjoy.

From the moment you step inside, you're welcomed by a wide entrance hallway leading through to the heart of the home. Tiled throughout the main living areas, the practical floorplan provides the ideal balance of everyday living and entertaining.

Stepping outside, the alfresco provides the perfect place to entertain family and friends, while the established gardens and generous backyard create a beautiful outdoor space to relax and enjoy

Features Include

- Three generous bedrooms plus study or 4th bedroom
- Master suite featuring a walk-in robe and private ensuite with floor-to-ceiling tiles and stone benchtop
- Open plan kitchen complete with an island bench, breakfast bar,

4 2 2

FOR SALE

\$1,195,000 - \$1,269,000

VIEW

Sat 18th Jul @ 1:00PM - 1:30PM

AGENTS

Craig Ricciuto
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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.



- 900mm gas cooktop, stainless steel appliances and pantry
- Ducted reverse cycle air conditioning for year-round comfort
- Two separate living areas providing flexibility for growing families
- Plantation shutters to the front of the home
- Alfresco entertaining area with weather blinds
- Solar Power energy savings
- Generous backyard with established gardens
- Double garage with panel lift door
- Side access with space for a caravan, boat or trailer
- Garden shed for additional storage

Conveniently located within The Settlement, you'll enjoy easy access to quality schools, local parks and public transport, while The Stables Shopping Centre and The Grove Shopping Centre are just moments away, providing all your everyday shopping and dining needs. Offering an exceptional lifestyle in one of Golden Grove's most desirable pockets, this is a home families will love for years to come.

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	2DPQGJU
Property Type	House
House Size	234 m2
Land Area	582 m2
Including	Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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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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