

Golden Grove, 42 Captain Robertson Avenue

A Family Entertainer in Popular Settlement Estate!

Built in 2010, this stylish modern single-storey home offers the perfect balance of living and entertaining both inside and out. Families will enjoy the spacious open plan central living area with seamless access outdoors to a tiled alfresco entertaining area and large undercover entertaining ideal for family birthday parties or hosting special events. The front formal lounge is set up that it could also function as a home theatre room for the movie lovers, while all four bedrooms including the master bedroom are located to the rear of the home. Gardens are low-maintenance and established with watering system set up to plants and gardens. Artificial lawn offers ample space for those with young children to play or perfect for family pets.

Features include:

- * Four bedrooms, master with walk-in robe and ensuite with floor to ceiling tiles
- * Bedroom two and three also with built-in robes



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.



For Sale
\$1,000,000 - \$1,100,000

View
ljhooker.com.au/2B7MGJU

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

- * Open plan family and meals
- * Modern island kitchen with Caesarstone benchtops, 900mm stainless steel oven and rangehood
- * Ducted reverse cycle air conditioning throughout
- * Home theatre room or formal lounge
- * Tiled alfresco entertaining with bench/sink, ceiling fan and heat bar for all year-round comfort
- * Large pitch roof pergola undercover deck entertaining with café blinds
- * Exposed aggregate concrete around the home with tool shed, established low-maintenance gardens
- * Artificial lawn backyard
- * Home alarm with cameras
- * 3.7kW Solar panel system saving you \$\$ on your electricity bills
- * Double auto garage with internal access, roller door access to backyard

Only a few minutes-walk to nearby 'Stables Shopping Centre', Woolworths, Childcare Centre and GP clinic along with public transport for those commuting via bus to Adelaide. Parks and bush walks are in abundance, with many walking trails available to be explored and enjoyed within the area. Set amongst other quality homes, you'll love coming home to this wonderful family entertainer.

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 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



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More About this Property

| | |
|----------------------|---|
| Property ID | 2B7MGJU |
| Property Type | House |
| House Size | 223 m2 |
| Land Area | 540 m2 |
| Including | Air Conditioning Ducted Cooling Ducted Heating Alarm Secure Parking Fully Fenced Solar Panels |

Craig Ricciuto 0417 806 329

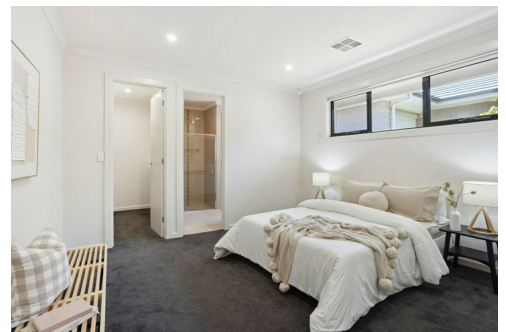
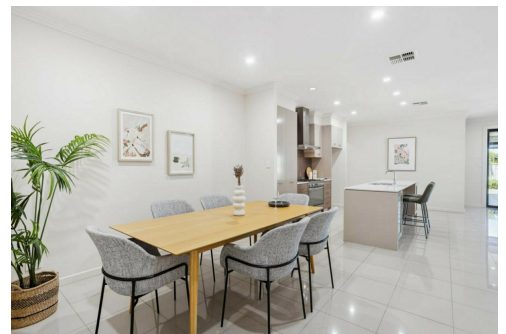
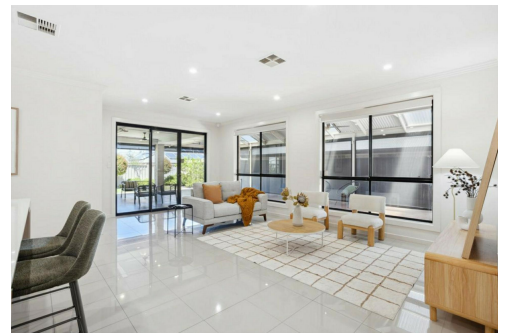
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CAPTAIN ROBERTSON AVENUE

SITE PLAN
(NOT TO SCALE)

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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