

## Golden Grove, 64 Tuscan Road

A Hidden Gem on Tuscan!

Auction Location: Onsite

Situated in a quiet family friendly location in the popular 'Settlement Estate' in Golden Grove, overlooking a picturesque park setting and playground is this stunning four-bedroom family home. Built in 2016, this attractive modern home is both light and bright on the inside, capturing wonderful levels of natural light. The kitchen overlooks both meals and family spaces bringing family together and also offer views to the rear yard where children can enjoy playing outdoors. You'll feel as though you're living in the country with the spectacular rolling hills backdrop and gorgeous gum trees to the rear attracting an abundance of birdlife to the area, you really feel like you're living on natures doorstep!

Features include:

- \* 4 Bedrooms, master with ensuite bathroom and walk in-robe and ceiling fan
- \* Bedroom 2, 3 and 4 all with built-in robes and ceiling fans



**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.

4 2 2

**For Sale**

Auction Friday, 8th November at 2:00pm

**View**

[ljhooker.com.au/2AX6GJU](http://ljhooker.com.au/2AX6GJU)

**Contact**

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

- \* Open plan family and meals
- \* Modern island kitchen with tiled splashback, dishwasher, oven, gas cooktop and walk in pantry
- \* Floating timber laminate floors throughout
- \* 2.7m high ceilings and LED downlights throughout main living area
- \* Ducted evaporative cooling and ducted gas heating for all round comfort
- \* Additional store room
- \* Security camera's x2 via a monitor in the home
- \* Main bathroom with bath/shower and separate toilet
- \* Rear undercover entertaining with built in BBQ kitchen - BBQ is connected to mains gas
- \* Irrigated lawn backyard with framing hedge garden
- \* External workshop/studio perfect for a variety of usages
- \* Smaller garden sheds x2 ideal for lawn mower and other garden tools
- \* Double garage with auto-panel door, and internal access to the home
- \* Landscaped front garden and irrigated lawns

Surrounded by some fantastic walking trails, including Cobbler Creek and walking distance to nearby 'Stables Shopping Centre' and Woolworths supermarket. A great location to raise a family or simply enjoy a quieter more laid-back lifestyle.

How would you spend your weekends living here?

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	2AX6GJU
Property Type	House
House Size	174 m <sup>2</sup>
Land Area	420 m <sup>2</sup>
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Dishwasher Secure Parking Fully Fenced

### Shaun Roberts 0435 367 534

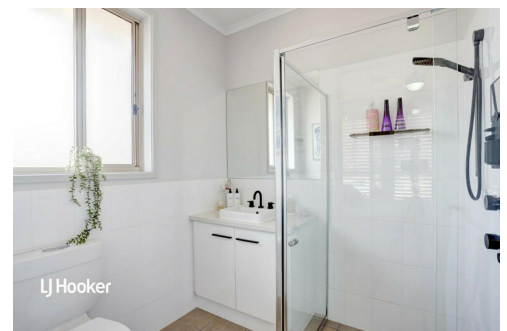
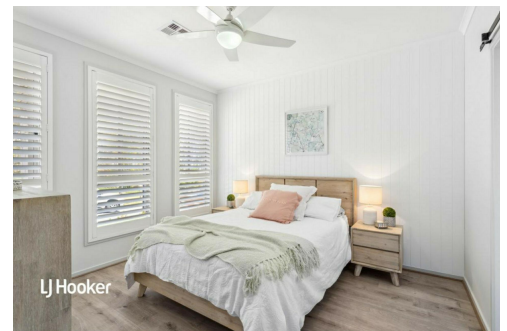
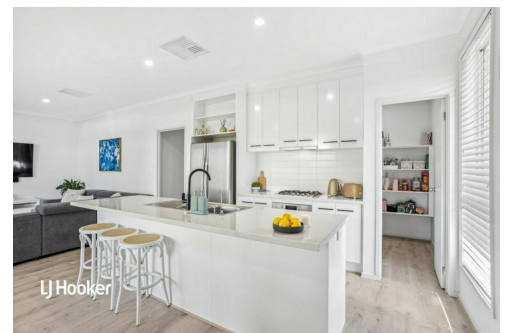
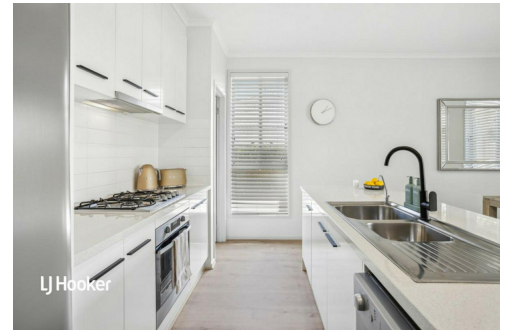
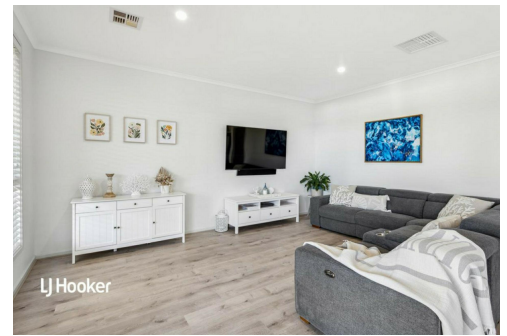
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**TUSCAN ROAD**

**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. Produced by The Fotobase Group