

Golden Grove, 7 Macadamia Court

Perfect If You're Starting Out, Ideal If You're Slowing Down!

It is our pleasure to present this charming home to the market. Originally constructed in 1998, it is located in one of the most desirable pockets of Golden Grove, where everything you'll ever need is only ever a moment away.

Situated on a manageable Torrens Titled allotment of approximately 314sqm, this home encapsulates low-maintenance living and is sure to impress, no matter your situation!

Features include:

- * Three spacious bedrooms, master with a walk-in robe
- * Two way access bathroom with a separate toilet
- * Central kitchen with breakfast bar, and ample storage
- * New high quality carpets installed in all bedrooms
- * Sufficient off-street parking, single carport



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.

3 1 1

For Sale
AUCTION 4th July at 11:30am

View
ljhooker.com.au/2A93GJU

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

Set in a location with so much to love, whether it's spending time with the family at one of the many nearby parks/reserves, including the popular Golden Fields Reserve, or perhaps your time could be spent exploring the many walking trails at the gorgeous Cobbler Creek. There are a number of public and private schools, including several early learning centers, within close proximity.

All of this, and you will love the added convenience of having the Grove Shopping Centre and public transport options just a stone's throw away!

Register your interest with Craig Ricciuto or Ryan Graham today to ensure this does not become a missed opportunity!

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

More About this Property

| | |
|----------------------|--------------------|
| Property ID | 2A93GJU |
| Property Type | House |
| House Size | 124 m ² |
| Land Area | 314 m ² |

Craig Ricciuto 0417 806 329

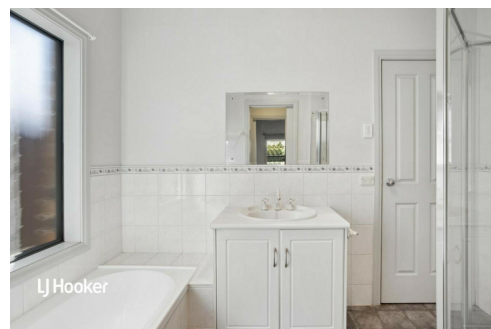
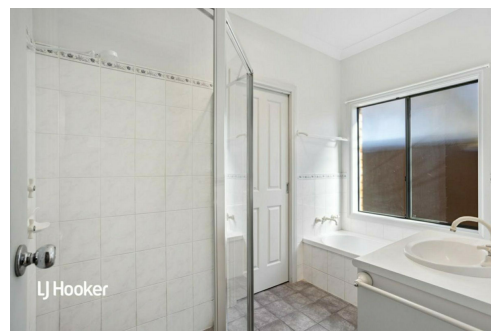
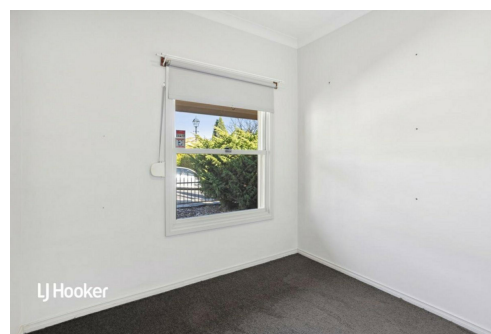
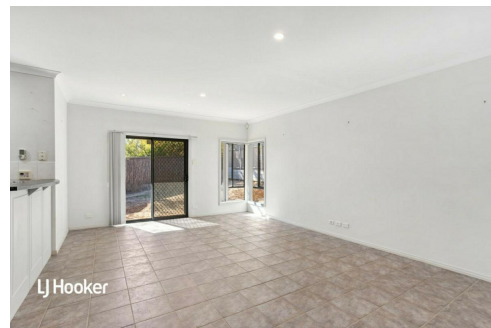
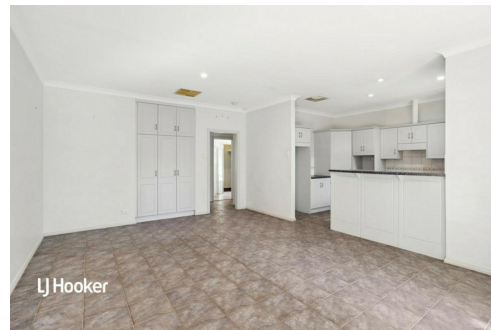
Managing Partner | Sales Specialist | craigr@ljhsales.com.au

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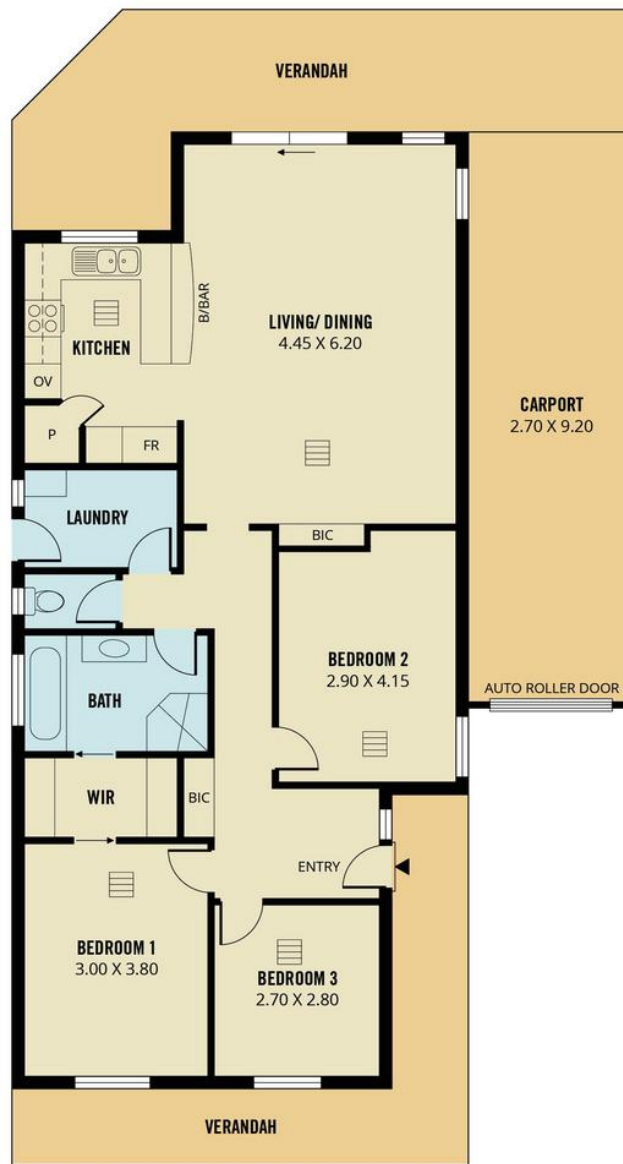
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169m²

TOTAL

106m²

Living

38m²

Verandah

25m²

Carport

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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