

Golden Grove, 9 Ascot Circuit

Stop the Search, This Is the One!

Located in the peaceful and exclusive estate of The Settlement, this spacious family home offers multiple living areas and a flexible floor plan. Constructed in 2011 and set on a manageable allotment of approximately 450sqm, this home presents a fantastic opportunity for those looking to secure a family home in this tightly held and sought after section of Golden Grove.

Features You Will Love:

- * Flexible floorplan with study or the ability to create a 4th bedroom
- * Three bedrooms, master with walk-in robe and ensuite
- * All bedrooms with ceiling fans
- * Ducted zoned reverse cycle heating/cooling throughout
- * High ceilings with downlights throughout
- * Central kitchen with ample bench space, island counter, gas cooktop, oven, dishwasher and large fridge cavity

3 2 2

For Sale
Please Call

View
ljhooker.com.au/2BRBGJU

Contact
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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.

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(08) 8289 6660

- * Multiple spacious living areas
- * Several fruit trees, including nectarine, mandarin and cherry
- * Low maintenance landscaped gardens, both front and rear with automatic irrigation system on timers installed in areas
- * Beautiful outdoor entertaining area, large deck with outdoor heating and ceiling fan, featuring automatic café blinds for year-round entertainment and multiple sliding doors fusing the indoors with the outdoors
- * Sufficient off-street parking with double garage with automatic roller doors and internal access
- * Within walking distance to the Stables Shopping Centre & local schools

Surrounded by other quality homes, this home is located within walking distance of the Stables Shopping Centre and just a short drive to several local schools, both public and private. It is also close to a range of sporting clubs, the Grove Shopping Centre, the popular Golden Fields, and several smaller reserves.

All of this, while still being only a short commute to major retailers and eateries at Westfield Tea Tree Plaza. With several public transport options available, getting to the Adelaide CBD is easy and convenient.

Homes of this calibre are in high demand. This one will not last long, so 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 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	2BRBGJU
Property Type	House
House Size	207 m2
Land Area	450 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Ryan Graham 0400 912 287

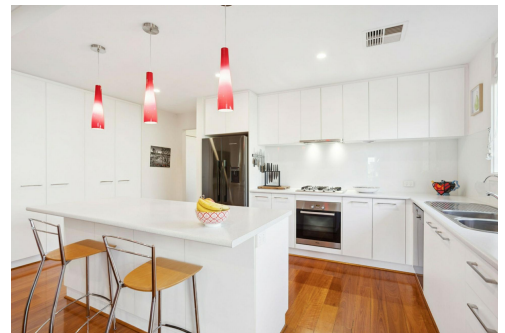
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ASCOT CIRCUIT

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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