



1/10 Harrington Court, Golden Grove




## Neat, sweet and ready to be yours!

If you've been searching for a home that's low-maintenance, private and in a location that makes life easy, this is the one. Whether you're downsizing, buying your first home or adding to your investment portfolio, this property ticks all the boxes.

Beautifully presented and surprisingly spacious, you'll love how effortless living feels here. Set in a quiet pocket of Golden Grove, everything you need is right at your fingertips- shops, schools, transport, cafés, and walking trails.

### Features:

- Main bedroom with a large built-in robe and direct access to the 3-way bathroom.
- The second bedroom is generous in size.
- Light-filled open-plan living and dining.
- Functional kitchen with electric cooktop, dishwasher, and loads of cabinetry.
- Open-plan living flows straight out to the outdoor area.
- Spacious bathroom with a separate toilet.
- Wall unit in the main living area.
- Secure single carport.

2  1  1 

**FOR SALE**  
\$579,000 - \$619,000

### AGENTS

Maigen Norman  
0418 557 597  
maigenn@ljhsales.com.au

Brianna Stopps  
0437 969 863  
briannas@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists Gawler |  
Barossa  
(08) 8522 3311

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.

 **LJ Hooker**

- Low-maintenance courtyard with garden shed.

CT/ Volume 5209 Folio 51

Year Built / 1994

Internal Living / 80m2 (approx.)

Zone / Subzone GN - General Neighbourhood

Local Government / Tea Tree Gully

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

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 343733

## MORE DETAILS

Property ID	1VSAG54
Property Type	House
House Size	88 m2
Including	Dishwasher Secure Parking

**Maigen Norman 0418 557 597**

Sales Specialist | maigenn@ljhsales.com.au

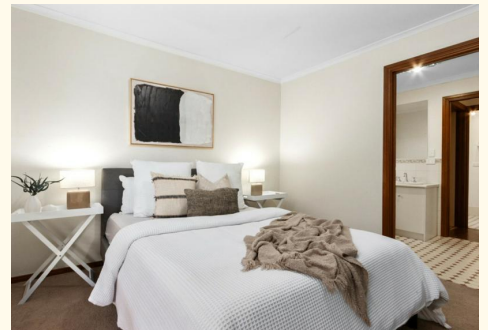
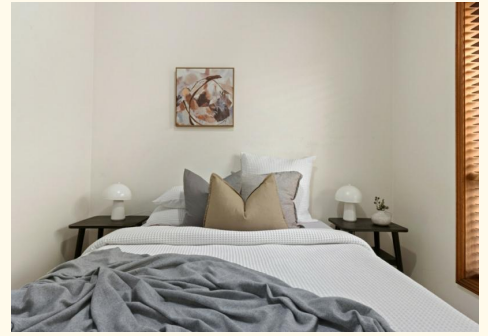
**Brianna Stopps 0437 969 863**

Sales Specialist | briannas@ljhsales.com.au

**LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311**

26 Adelaide Road, GAWLER SA 5118

gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



1/10 Harrington Court,  
**GOLDEN GROVE**



Living:	65.50SQ.M
Porch:	3.80SQ.M
Garage:	18.00SQ.M
<b>TOTAL:</b>	<b>87.30SQ.M</b>



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.