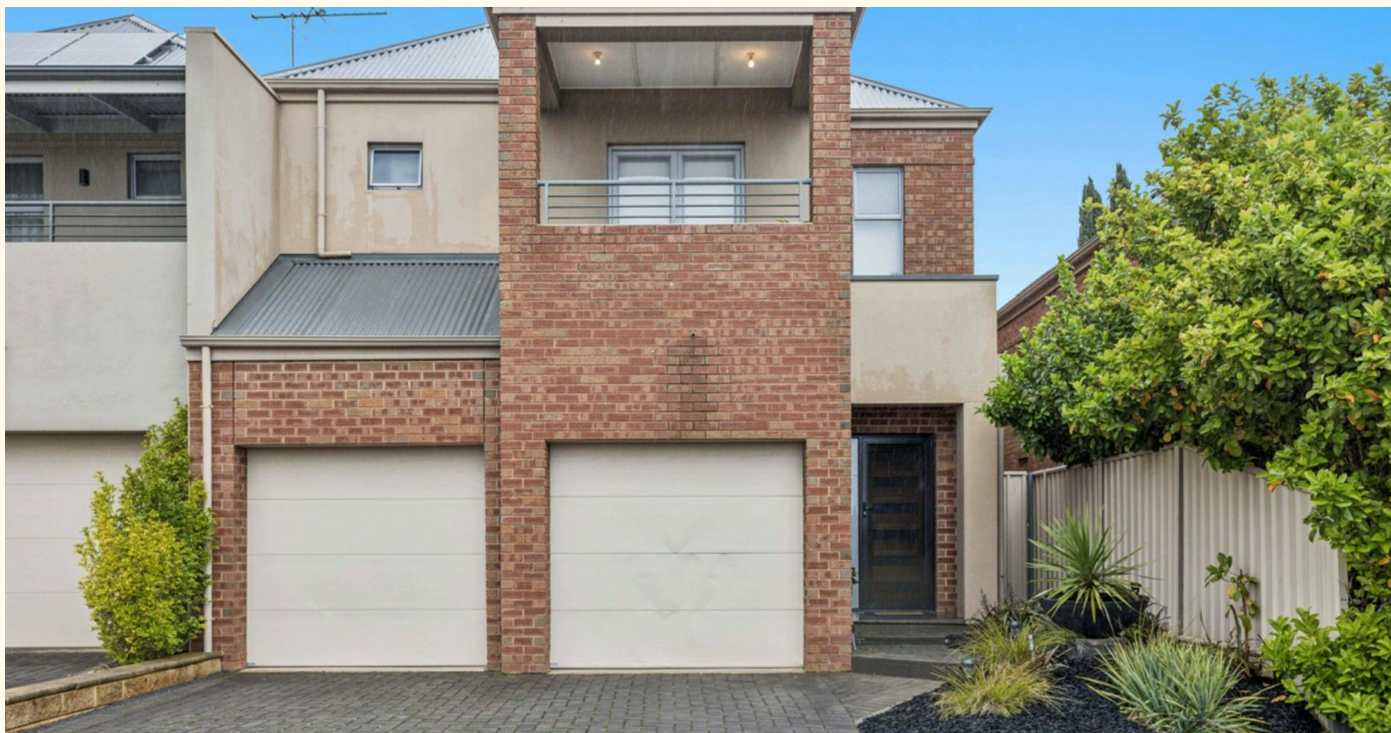


7/14 Sandstock Boulevard, Golden Grove

Beautifully Renovated, Perfectly Positioned

Perfectly positioned within the highly sought after The Stables precinct of Golden Grove, this beautifully presented 2010-built conventional style townhouse combines space, style and low-maintenance living. Offering approximately 182sqm of quality living, this exceptional home has been thoughtfully updated throughout and is ready to simply move in and enjoy.

Downstairs, timber-look floating flooring flows through to the main open plan family and meals area, centred around a newly renovated kitchen with generous storage, island bench, stone benchtops, quality Euromaid oven and gas cooktop. Large sliding doors open seamlessly to the impressive undercover entertaining area, complete with retractable outdoor blinds, enclosed TV wall, Gyprock ceiling and downlights, perfect for year-round entertaining.

Upstairs offers three well-proportioned bedrooms, including a master with walk-in robe and balcony, while the newly renovated ensuite and main bathroom feature striking floor-to-ceiling tiling, contemporary finishes, strip lighting and quality fittings.

Key Features

3 2 2

FOR SALE
\$850,000 - \$885,000

VIEW
Wed 23rd Sep @ 5:00PM - 5:30PM

AGENTS
Peter Brown
0474 027 256
peterb@ljhsales.com.au

Craig Ricciuto
0417 806 329
craigr@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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

- Beautifully presented throughout with extensive modern renovations
- Timber-look floating flooring throughout all the living areas
- Three generous upstairs bedrooms, master with walk-in robe and private balcony
- Newly renovated ensuite and main bathroom with floor-to-ceiling tiling and contemporary finishes
- Open-plan family and meals area with 2.7m ceilings throughout
- Newly renovated kitchen with generous storage and island bench
- Stone benchtops throughout with quality Euromaid oven and gas cooktop
- Expansive undercover entertaining area with retractable outdoor blinds
- Enclosed outdoor TV wall with Gyprock ceiling and downlights
- 9kW Approx. LG reverse-cycle air conditioning servicing both levels
- Newly replaced gas hot water system
- Double garage with one side converted to retreat/ Office/Study
- Additional off-street parking for two vehicles
- Community Title, Quarterly Insurance and Sinking levy fees \$155.00

Beyond the impressive home itself, the location is equally appealing. Enjoy easy access to Golden Grove Village, local cafés, restaurants, supermarkets and everyday shopping, while The Stables Shopping Centre are within a minute's walking distance. Families will appreciate the selection of nearby schools and quality recreational facilities, while public transport options provide convenient connections throughout the north-east.

For those commuting, Westfield Tea Tree Plaza and the O-Bahn Interchange are approximately 10-15 minutes away, providing a fast and convenient connection into the Adelaide CBD, which is approximately 25-30 minutes by car, depending on traffic.

With its extensive renovations already completed, impressive indoor and outdoor living spaces and highly desirable Stables location, this is a property that genuinely needs to be seen to be appreciated.

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 208516

MORE DETAILS

Property ID	2DX1GJU
Property Type	House
House Size	182 m2
Land Area	216 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage

Peter Brown 0474 027 256

Sales Specialist | peterb@ljhsales.com.au

Craig Ricciuto 0417 806 329

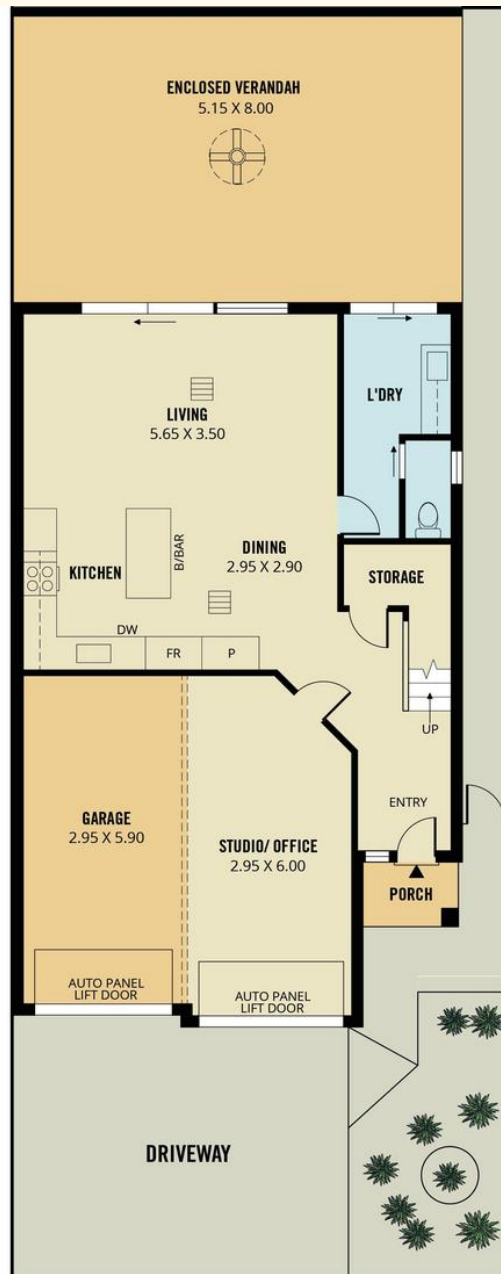
Managing Partner | Sales Specialist | craig@ljhsales.com.au

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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