

9/14 Sandstock Boulevard, Golden Grove

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## Big on Space, Big on Lifestyle!

Perfectly positioned in the ever-popular Settlement Estate, this impressive two-story townhouse delivers the space, comfort and low maintenance lifestyle you've been searching for.

Designed with modern living in mind. The home offers 3 generous bedrooms, with a standout master suite complete with private ensuite and its own balcony - the perfect spot to unwind! Bedrooms two and three are all well sized and include built-in robes, ideal for family living.

At the heart of the home, you'll find a beautifully appointed entertainers kitchen feature a large island bench, seamlessly overlooking the expansive open plan meals and family area. With soaring high ceilings enhancing the sense of space and light, this home that truly feels inviting from the moment you step inside.

Located for lifestyle, you'll enjoy easy access to everything you need, including shopping centres, medical facilities, childcare, quality schools and public transport all within walking distance

Additional features a secure double garage with internal entry, reverse cycle heating and cooling, low maintenance rear yard for weekend entertaining or the kids playing.  
A fantastic opportunity to secure a spacious, modern home in a highly

**FOR SALE**  
\$750,000 - \$800,000

### AGENTS

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

Dean King  
0499 497 898  
deank@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**

desirable location- this one is sure to impress.

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	2DB0GJU
Property Type	House
House Size	183 m2
Land Area	215 m2
Including	Ducted Heating Built-in-Robes

### Craig Ricciuto 0417 806 329

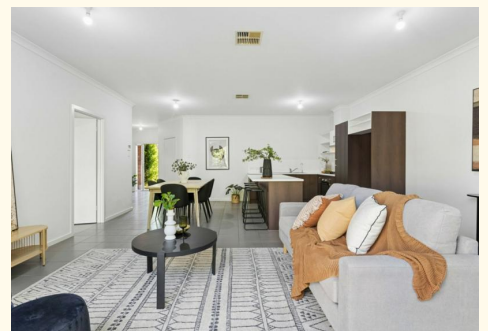
Managing Partner | Sales Specialist | [craig@ljhsales.com.au](mailto:craig@ljhsales.com.au)

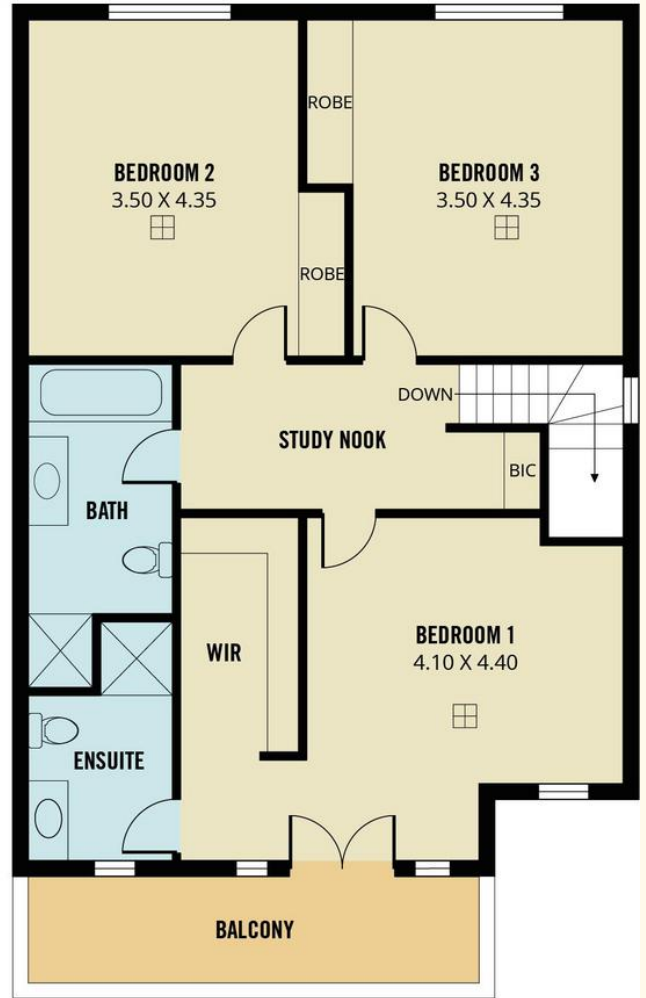
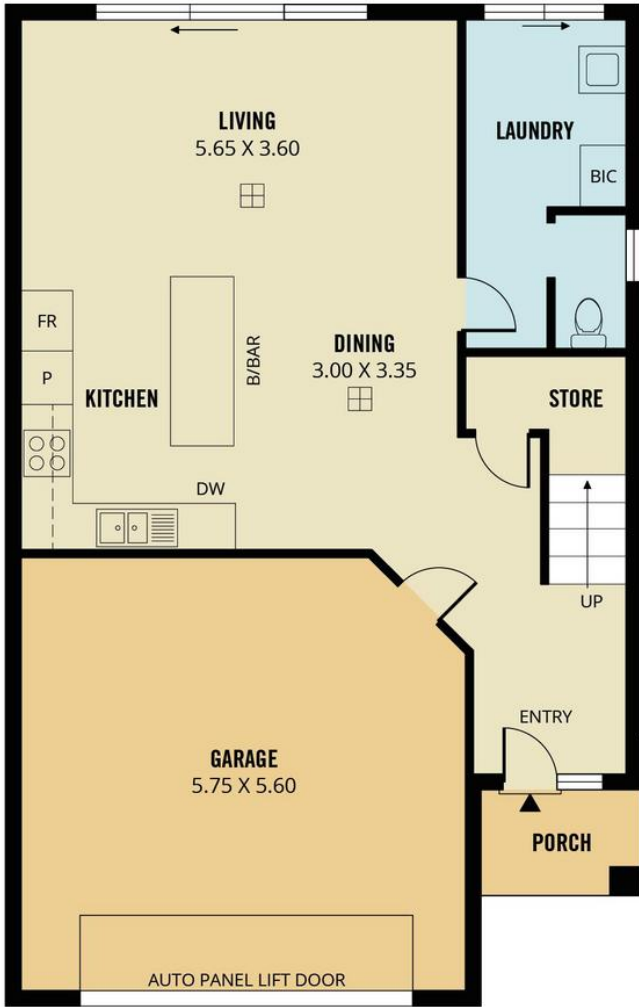
### Dean King 0499 497 898

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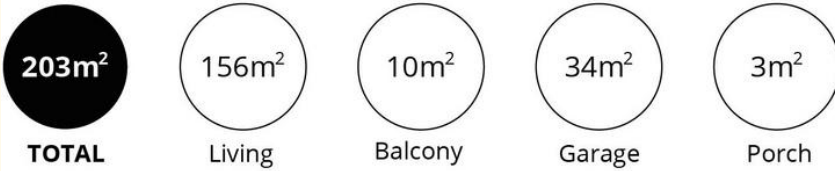
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**UPPER LEVEL**



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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