

Golden Grove, 15/10 Settlers Hill Drive

Modern Contemporary Living!

Welcome to a home where modern living meets everyday comfort, thoughtfully designed across two spacious levels. Step inside to an inviting open-plan layout, where sleek floor tiles flow seamlessly throughout, creating a bright and airy feel. Stylish downlights add to the contemporary feel. The heart of the home is the stunning kitchen, boasting luxurious stone benchtops, gas cooking, a dishwasher and ample storage - perfect for cooking up a storm or entertaining with ease.

Upstairs, the master suite is a true retreat, featuring a generous layout, a double walk-in robe, and a ceiling fan for year-round comfort. The glass sliding door leads to lush green views and refreshing breezes, creating the perfect space to start and end your day. Bedrooms two and three are equally spacious, each fitted with built-in robes for added convenience. A versatile additional living area upstairs provides a quiet and relaxing escape - ideal for curling up with a book, enjoying a family movie night or simply unwinding in peace. Whether you need a cosy retreat or a space with loved ones, this upstairs haven

3 2 2

For Sale
\$695,000 - \$740,000

View
ljhooker.com.au/2BG5GJU

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adapts effortlessly to your lifestyle.

Features you'll love

- * Year-round comfort with reverse cycle heating and cooling
- * Electric (gas look) fire
- * Alarm system for added security
- * Gas hot water
- * Electric panel doors
- * Additional toilet downstairs
- * Irrigation to outside
- * Under stair storage

Step outside through the light filled double glass stacker doors and into a beautifully designed outdoor oasis. The arched alfresco area is built for effortless entertaining, complete with a ceiling fan to keep you comfortable no matter the season. Whether you're hosting a summer barbecue or enjoying a quiet evening under the stars, this inviting space is perfect for year-round relaxation and gatherings.

Nestled in the heart of Golden Grove, this home offers unbeatable convenience in a sought-after location. Enjoy the ease of being within walking distance to The Stables Shopping Centre and nearby public transport, making daily errands a breeze. A short drive takes you to Golden Grove Village and Tea Tree Plaza, where you'll find a wide range of shopping, dining, and entertainment options. With an array of quality public and private schools close by, as well as charming local cafés, parks, and walking trails, this is a prime location that perfectly balances lifestyle and accessibility.

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	2BG5GJU
Property Type	Townhouse
House Size	198 m2
Land Area	216 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

Craig Ricciuto 0417 806 329

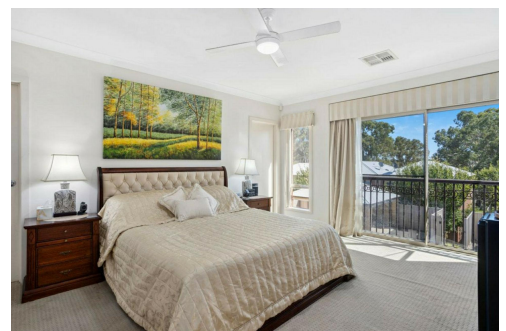
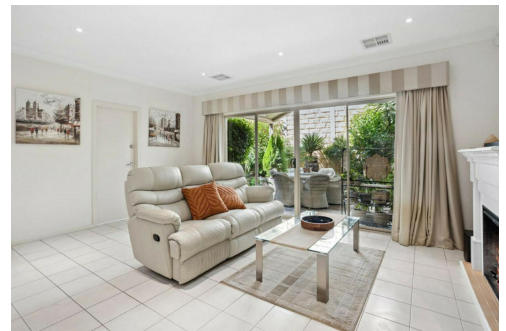
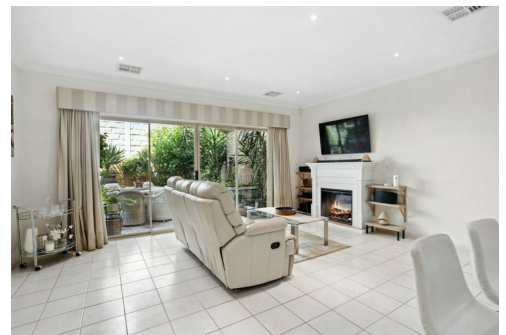
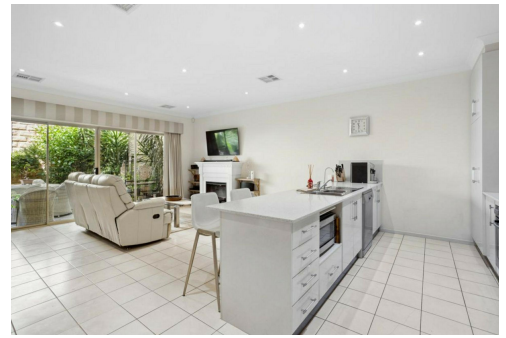
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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