



## Goondiwindi, 17 James-Ryan Ave

### BEAUTIFUL FAMILY HOME

LJ Hooker Goondiwindi are pleased to present this beautiful home to the market.  
17 James-Ryan Ave has great street appeal and is situated in a very family friendly area.

So many features!

- \* 4 bedrooms
- \* 2 bathrooms
- \* Office
- \* rumpus room
- \* Open plan kitchen, dining and living area
- \* 9' ceilings
- \* Ducted reverse cycle air-conditioning
- \* Ceiling fans throughout
- \* Spotted gum timber floors
- \* Remote double garage with full width storage
- \* Gauzed outdoor living area



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2Y5HUJ](http://ljhooker.com.au/2Y5HUJ)

**Contact**  
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**LJ Hooker Goondiwindi**  
**(07) 4573 8802**

**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.

- \* Security screens
- \* 7.5m x 6m colour bond shed
- \* Landscaped gardens
- \* Private and fully fenced
- \* Low maintenance 1000 m2 allotment

Contact LJ Hooker Goondiwindi on 45738802 to arrange your private viewing or come along to an open home

## More About this Property

<b>Property ID</b>	2Y5HUJ
<b>Property Type</b>	House
<b>Land Area</b>	1000 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced Remote Garage

### Paul Leahy 0418 794 684

Principal | paul.leahy@ljhooker.com.au

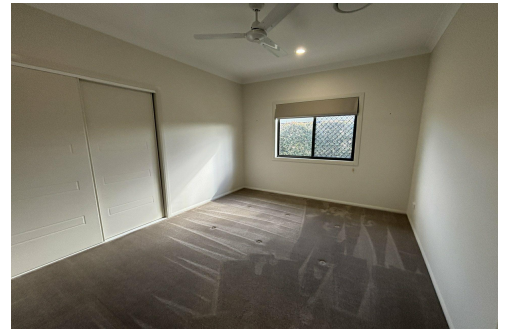
### Jane Rampling 0436 279 658

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### LJ Hooker Goondiwindi (07) 4573 8802

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