

## Greenwith, 108 Green Valley Drive

Look No Further!

5 3 4 1

### For Sale

\$1,295,000 - \$1,395,000

### View

[ljhooker.com.au/2A6GGJU](http://ljhooker.com.au/2A6GGJU)

### Contact

#### Craig Ricciuto

0417 806 329  
[craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)

#### Michael Fenn

0405 157 840  
[michaelf@ljhsales.com.au](mailto:michaelf@ljhsales.com.au)

We have found your needle in a haystack! Seamlessly combining a clever mix of design, practicality, and environmental engineering genius, with generous proportions both inside and out, this expansive family home will accommodate the largest of families.

The home features include:

- \* Upstairs boasts all the private accommodation with 5 large bedrooms in total, all with views and access to the 360-degree timber decked balcony that fully surrounds the home.
- \* Downstairs offers the perfect balance of formal and informal entertaining, split perfectly over 2 sensational levels
- \* An expansive Tasmanian oak kitchen will cater to the entire family, while the large windows throughout the open-plan living area provide the perfect meeting of the indoor and outdoor spaces.
- \* The home is constructed with engineered steel framing and compressed straw bales with lime wash render as insulation.
- \* 2 x 7.3kw ducted reverse cycle air conditioners will provide you with seasonal comfort.



**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.

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Outside grounds include:

- \* 2 x double electric gates secure the circular driveway with access to the double garage.
- Additional side access down to the double workshop, currently half-lined and ideal for a pool room or retreat.
- \* Expansive undercover entertaining area overlooks the lawn area and resort-style, in-ground salt water solar heated swimming pool.
  - \* Meticulous gardens throughout perfectly frame this masterpiece of a home.

Additional features include:

- \* Allotment size —2,143sqm (approximate)
- \* House size —479sqm (approximate)
- \* Built-in 2003
- \* Mains gas, water, electricity and sewer
- \* 9.43kw solar system

With views and the feeling of space every which way you turn, I think you will agree that this home is exactly what your family needs and more importantly, deserves!!!

Enquire today.

Craig Ricciuto 0417806329

Michael Fenn 0405157840

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	2A6GGJU
Property Type	House
House Size	479 m <sup>2</sup>
Land Area	2143 m <sup>2</sup>
Including	Air Conditioning Alarm Pool Balcony Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Remote Garage

### Craig Ricciuto 0417 806 329

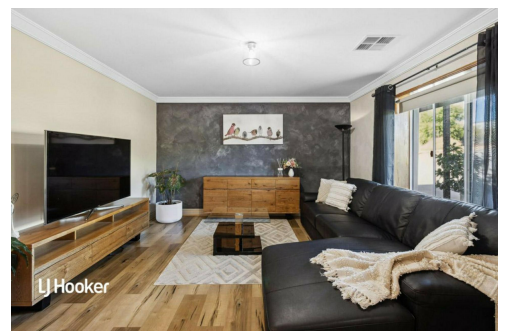
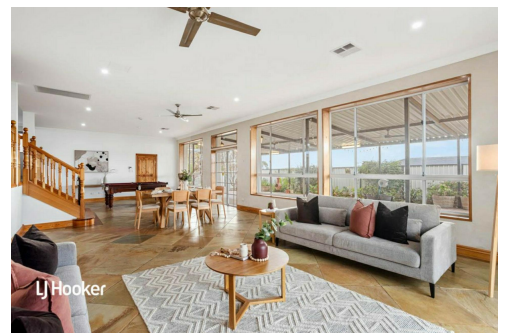
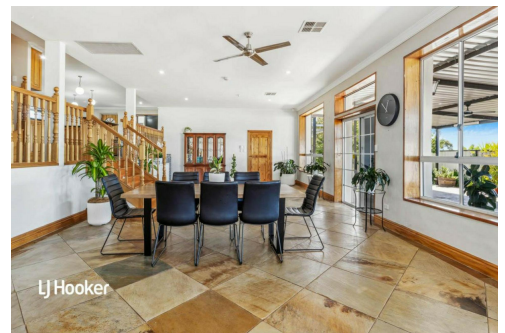
Managing Partner | Sales Specialist | [craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)

### Michael Fenn 0405 157 840

Managing Director | Auctioneer | [michaelf@ljhsales.com.au](mailto:michaelf@ljhsales.com.au)

### LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



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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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