



11 Donovan Street, Greenwith

## Parkside Living with Space, Charm & Flexibility




Auction Location: 11 Donovan Street, Greenwith SA 5125

Perfectly positioned right alongside a beautiful reserve, this much-loved one-owner home offers a lifestyle of comfort, space and relaxed family living in the heart of ever-popular Greenwith.

Thoughtfully designed with flexibility in mind, the home presents four bedrooms, or three plus a study - ideal for growing families, those working from home or simply needing that extra space. The generous master suite is complete with its own ensuite, while the remaining bedrooms are well-proportioned and serviced by a central bathroom.

Step inside and be greeted by soaring raked ceilings that enhance the sense of space in the expansive open plan living area. The well-appointed kitchen overlooks the meals and family zone, creating a true hub of the home, while the light-filled family room - complete with a cosy gas log fire - offers the perfect place to unwind. A separate lounge and dining area adds further versatility for formal entertaining or quiet retreat.

Outdoors is where this home truly shines. With two undercover

4  2  2 

### AUCTION

Sat 23rd May @ 3:00PM

### VIEW

Sat 23rd May @ 2:30PM - 3:00PM

### AGENTS

Craig Ricciuto  
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craigr@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

entertaining areas, you'll be set for year-round gatherings with family and friends. The sizeable lawn provides plenty of room for kids and pets to play, all framed by beautifully maintained front and rear gardens.

Comfort is assured year-round with evaporative cooling, gas ducted heating and the added warmth of the gas log fire.

Set in a prime location, you're just moments from quality schools, local shops, public transport, and with a stunning park right next door - offering an extension of your own backyard.

A rare opportunity to secure a tightly held home in a truly enviable setting, this is one not to be missed!

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	2DCSGJU
Property Type	House
House Size	230 m2
Land Area	646 m2
Including	Air Conditioning Evaporative Cooling Solar Panels

**Craig Ricciuto 0417 806 329**

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**LJ Hooker Property Specialists (08) 8289 6660**

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DONOVAN STREET

BECHERVAISE COURT

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.

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