

## Greenwith, 17 Lochleven Avenue

### Exceptional Family Retreat with Impressive Views

Nestled in a tranquil and private location, this beautifully presented family home in Greenwith offers the ultimate lifestyle for those seeking space, comfort, and elegance. Designed with the modern family in mind, this property is a rare gem that perfectly balances functionality with refined living.

Featuring two spacious living areas, the home provides an abundance of room for relaxation and entertaining. The central open-plan kitchen serves as the heart of the home, thoughtfully designed for effortless cooking and seamless connection to the surrounding living spaces.

Each of the generously sized bedrooms is complete with ample storage, creating a perfect retreat for every family member. The dining and family rooms are bathed in natural light and showcase breathtaking panoramic views, seamlessly bringing the outdoors in.



**For Sale**  
\$970,000 - \$990,000

**View**  
[ljhooker.com.au/2B8WGJU](http://ljhooker.com.au/2B8WGJU)

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**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.

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

Step outside to a true entertainer's haven-a sophisticated undercover entertaining area complete with a luxurious spa, built-in BBQ, and those stunning views that feel like your own private sanctuary.

The property is surrounded by a well-maintained landscaped garden, featuring a variety of fruit trees and ample space for children to play or for the family to relax and unwind.

This exceptional property offers the perfect combination of privacy, space, and sophistication, making it the ideal home for families looking to elevate their lifestyle.

Features you will love:

- \* Four spacious bedrooms, master with walk-in robe and ensuite
- \* Built-in robes in remaining bedrooms
- \* Centralised kitchen with gas cooktop, dishwasher and an abundance of storage
- \* Ducted evaporative air conditioning and two wood-fire heaters in living areas providing comfort year-round
- \* Impressive outdoor entertaining area with spa, built in BBQ and stunning views
- \* Double car garage with workshop area
- \* Security system for peace of mind
- \* Solar system providing energy efficiency
- \* Fruit trees
- \* Rainwater tank
- \* ..Plus much more!

Conveniently located near quality schools, shopping centres, public transport, and an array of picturesque reserves and parks, this home offers access to all the amenities your family needs.

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

<b>Property ID</b>	2B8WGJU
<b>Property Type</b>	House
<b>House Size</b>	232 m2
<b>Land Area</b>	832 m2
<b>Including</b>	Evaporative Cooling Spa Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels Water Tank

**Carla Doecke 0456 830 122**

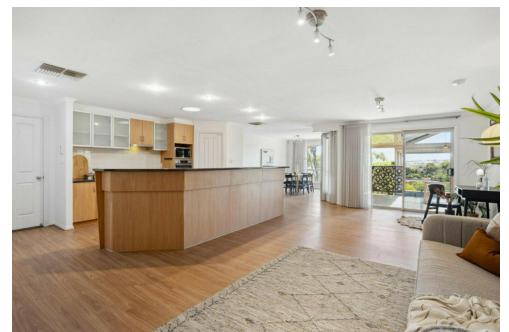
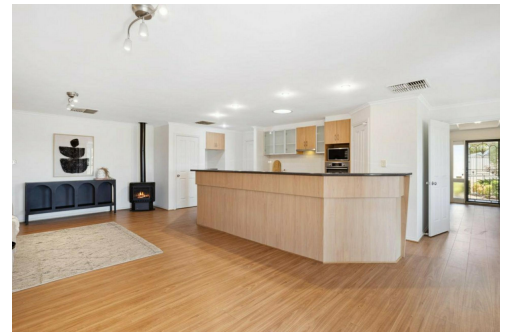
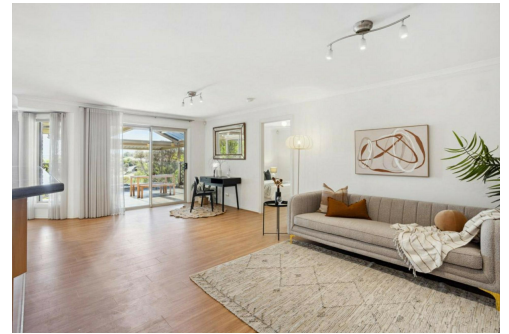
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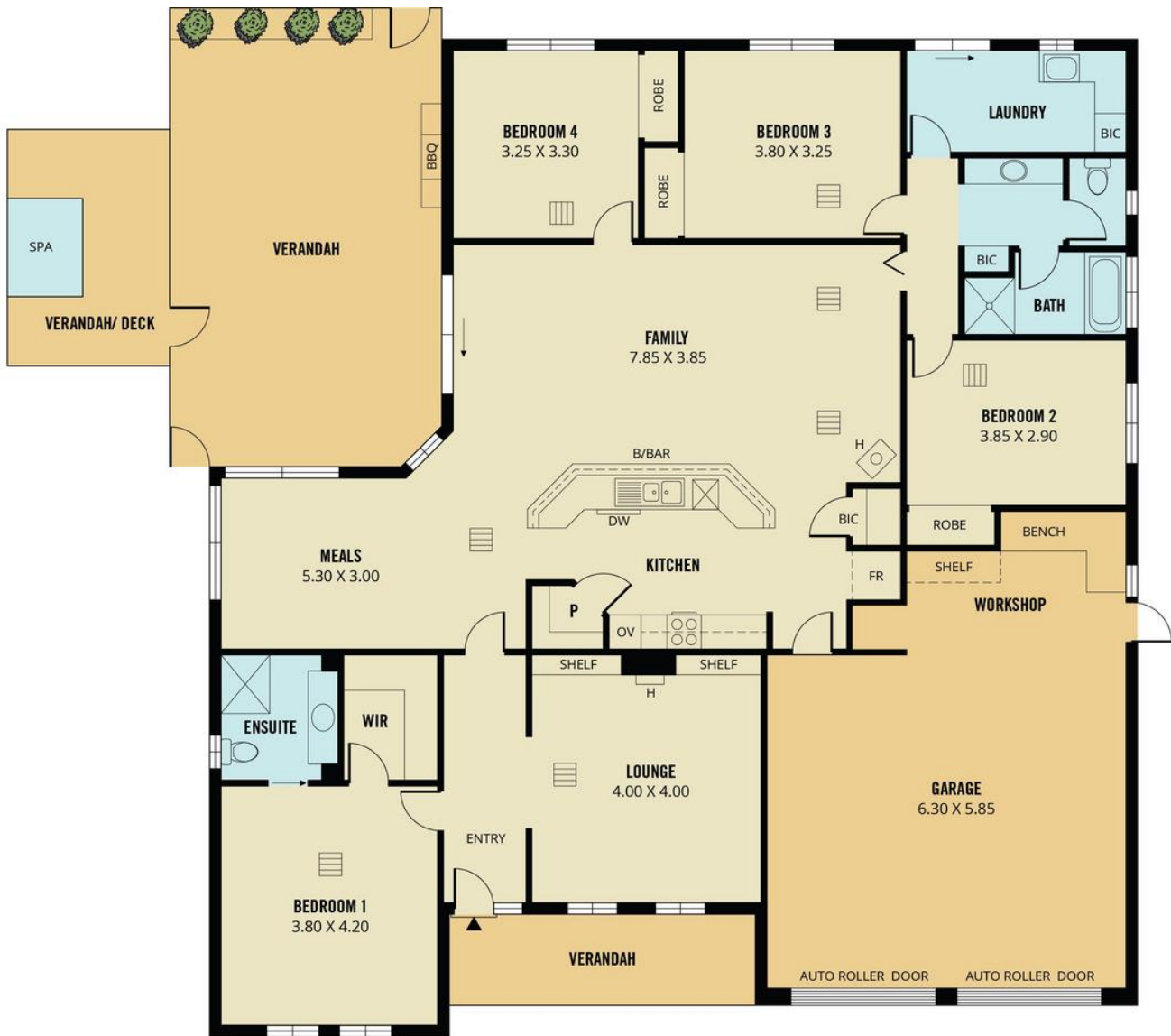
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**TOTAL**



Living



Shed



Garage/  
Workshop



Verandah/  
Deck

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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