

## Greenwith, 31 Laburnum Drive

A Place To Call Home!

Nestled in the heart of the family-friendly suburb of Greenwith, this charming cottage-style home offers a seamless blend of comfort, character, and convenience. Warm and inviting from the moment you arrive, this low-maintenance property radiates a homely feel, making it an ideal choice for first home buyers, downsizers or astute investors seeking a peaceful and easy-care lifestyle in a highly sought-after location.

Thoughtfully designed with functionality in mind, the home features three generously sized bedrooms. The master bedroom is quietly positioned at the rear of the home, providing a private and tranquil retreat complete with built-in robes, a split system for year-round comfort and convenient walk-through access to the bathroom. The open-plan living area flows effortlessly from the kitchen and dining space, all warmed by a cosy gas heater perfect for relaxing nights in.

Additional features you'll love:



**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.



**For Sale**  
\$649,000 - \$699,000

**View**  
By Appointment

**Contact**  
**Donna Staines**  
0456 844 103  
donnas@ljhsales.com.au

**Craig Ricciuto**  
0417 806 329  
craigr@ljhsales.com.au

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

- \* Three spacious bedrooms, master with split system and bathroom access
- \* Bedroom two with built-in robes
- \* Evaporative cooling and gas heating to the lounge
- \* Low-maintenance flooring throughout
- \* Garden shed and established fruit trees

Outside, the rear yard is designed for effortless entertaining and quiet enjoyment. The undercover entertaining area is enhanced by fairy lights, creating a peaceful and ambient setting for evening gatherings. Surrounded by low-maintenance gardens, you'll enjoy the balance of beauty and simplicity in a space that's perfect for relaxing or entertaining year-round.

Perfectly positioned in the heart of Greenwith, this home offers a lifestyle of convenience and ease. Enjoy the benefit of being within walking distance to local schools, shopping centres, cafés, restaurants and everyday amenities, making daily errands and family life a breeze.

Whether you're heading into the Adelaide CBD for work or planning a weekend escape to the Barossa, you'll love the easy access to both - making this location as practical as it is desirable.

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 About this Property

<b>Property ID</b>	2C00GJU
<b>Property Type</b>	House
<b>House Size</b>	124 m2
<b>Land Area</b>	339 m2

### Donna Staines 0456 844 103

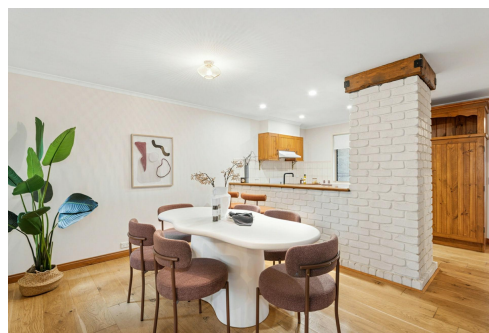
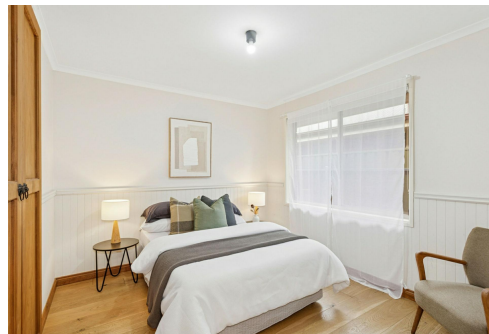
Sales Specialist | [donnas@ljhsales.com.au](mailto:donnas@ljhsales.com.au)

### Craig Ricciuto 0417 806 329

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

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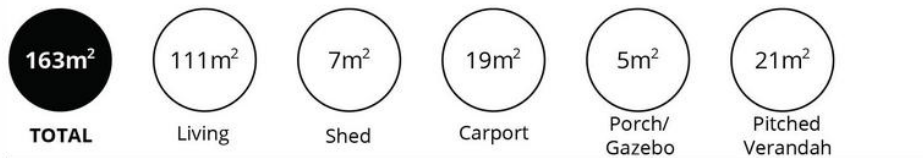
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



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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. Produced by **The Fotobase Group**