

6 Wolomina Court, Greenwith

## One Owner Solid Brick Family Home of Exceptional Scale

Designed with the needs of a growing family in mind, this substantial and versatile double brick home offers generous proportions and the rare advantage of independent living across two levels. Providing flexibility for multi generational living or large families, the home delivers a well considered layout with multiple living spaces, ensuring comfort for everyone. Outdoors, the home truly comes to life with an impressive entertaining area complete with swimming pool and spa, all set within a spacious yard where families can gather. Thoughtfully designed throughout, the home also offers the opportunity to update and add your own personal touches, allowing you to make it truly your own.

Property Features:

Downstairs:

- Impressive double door entry with wide entrance hallway
- 2 living areas
- Light filled open plan with lounge area with gas heater leading to entertainment area
- Generously sized kitchen with Blackwood timber, breakfast bar, Falcon five burner cooktop, oven and range hood, Eslo

6 3 7

**FOR SALE**

Expression of Interest Closing Mon 11/05 at 3pm

**VIEW**

Sat 25th Apr @ 12:00PM - 12:30PM

**AGENTS**

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**AGENCY**

LJ Hooker West Lakes | Henley Beach  
(08) 8347 3666

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**LJ Hooker**

dishwasher, stone benchtops, walk-in pantry, microwave alcove and dumbwaiter servicing the upstairs kitchen.

- Good sized separate dining room
- Extensive 2nd living/retreat area with bar
- 2 bedrooms downstairs both with built-in Wardrobe and one with ceiling fan
- Full bathroom with his and hers basins, stone top vanity and floor to ceiling tiles
- Laundry with chute and storage space
- Reverse Cycle Airconditioning throughout the property

#### Upstairs:

- Second fully functional kitchen with two burner gas cooktop, breakfast bar and storage
- Generously sized open plan living with sunken lounge and dining area
- Two balconies with stunning views and space for entertaining
- 4 spacious bedrooms, all with built in wardrobes
- Main bedroom with views, built in wardrobe and spa
- Spacious ensuite with bidet
- Bathroom with floor to ceiling tiles and step up bath
- Linen cupboard
- Convenient laundry chute
- Separate toilet

#### Outdoors:

- Extensive split level outdoor entertaining area and garden
- Generously sized covered entertaining area
- Two built-in barbecues and one burner
- Fenced Tennis Court
- Solar heated pool and spa
- Fully covered cabana with cafe blinds
- Established vegetable and fruit garden
- Extensive garage/workshop/shed
- Gated frontyard
- Enclosed and private backyard
- Circular Driveway with space for 4 cars
- 3 Automatic Garage with space for 3 cars and internal & external doors
- Solar panel - 65 panels across the main building and shed
- Alarm System

Positioned in a quiet and family friendly pocket of Greenwith, this home offers a lifestyle of space, convenience and connection to nature. Surrounded by quality homes and nearby reserves, you are within close proximity to Cobbler Creek Recreation Park, Greenwith Oval and local walking trails, perfect for outdoor activities and weekend enjoyment. A range of quality schools are nearby including Greenwith Primary School, Our Lady of Hope School, Golden Grove High School and Pedare Christian College. Multiple shopping centres are close by including Saints Shopping Centre, Highland Village, Salisbury and Parabank shopping centres & Greenwith Foodland for all your grocery and shopping needs. Public transport is readily available with bus services connecting you to Tea Tree Plaza & Salisbury and providing access to the Adelaide CBD, making commuting simple and convenient while still enjoying a peaceful suburban setting.

For further information please contact Frank Azzollini on 0419 849 037 or Nick Carpinelli on 0403 347 849.

#### Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the

completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

## MORE DETAILS

Property ID	50JHFE8
Property Type	House
Land Area	1866 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Alarm
	Pool
	Balcony
	Dishwasher
	Workshop
	Built-in-Robes
	Fully Fenced
	Liveability

**Frank Azzollini 0419 849 037**

Licensee/Director | [franka@ljhookerwestlakes.com.au](mailto:franka@ljhookerwestlakes.com.au)

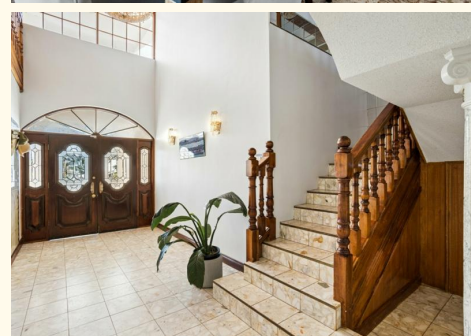
**Nick Carpinelli 0403 347 849**

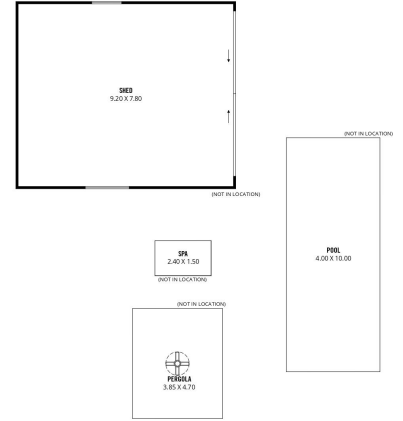
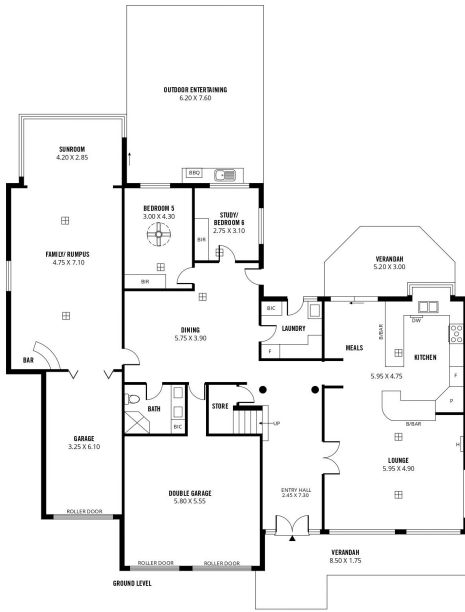
Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

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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.



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