



8 Yellow Wood Court, Greenwith

A Welcoming Family Haven with Space to Grow

Behind its attractive blue-stone fronted facade, this inviting family home, built in 1996, offers the perfect combination of comfort, space and everyday practicality. Whether you're a first home buyer taking that exciting first step onto the property ladder, a young family looking for room to grow, or a downsizer seeking a comfortable home in a family-friendly neighbourhood, this is an opportunity to embrace a lifestyle that feels just right.

Step inside to discover a versatile floorplan designed to adapt to your needs, with three well-proportioned bedrooms and the added flexibility of a potential fourth bedroom or dedicated study. Two separate living zones provide plenty of room for the whole family to spread out, relax and come together, whether it's movie nights on the couch, a quiet afternoon with a good book or a space for the kids to call their own.

At the heart of the home, the centrally positioned kitchen is both functional and inviting, featuring gas cooktop, oven, dishwasher, generous bench space and ample storage to make everyday meal preparation and entertaining a breeze. Overlooking the surrounding living spaces, it keeps you connected to the heart of family life.

3 2 2

FOR SALE
\$855,000 - \$905,000

VIEW
Sat 17th Oct @ 3:00PM - 3:30PM

AGENTS
Carla Doecke
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AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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Interested parties must rely solely on their own enquiries.

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Stylish hybrid flooring flows throughout the living areas, complemented by LED downlights and fresh paint throughout, creating a light, refreshed feel that allows you to move straight in and make yourself at home. Comfort is assured in every season, with a newly installed ducted evaporative air conditioner and ducted gas heating providing year-round climate control.

Outside, the pitched pergola sets the scene for relaxed weekends and memorable gatherings with family and friends. Enjoy long lunches in the shade, a morning coffee in the fresh air or simply unwind while taking in the established gardens. With fruit trees adding a touch of charm and a generous patch of lawn for children and pets to play, the backyard offers a wonderful balance of outdoor enjoyment and everyday family living.

Features you will love:

- Three bedrooms, master with walk-in robe, ensuite and ceiling fan
- Built-in robes and ceiling fans in remaining bedrooms
- Dedicated study or 4th bedroom
- Two separate living areas
- Centralised kitchen with gas cooktop, oven and dishwasher along with plenty of bench space and raised breakfast bar
- Stylish hybrid flooring throughout main living areas
- Downlights throughout
- Ducted evaporative air-conditioning (newly installed)
- Ducted gas heating
- Freshly painted throughout
- Undercover pitched pergola ideal for outdoor entertaining
- Garden shed
- Established fruit trees and gardens
- Internal access from the double car garage

Enjoy a lifestyle of everyday convenience, ideally located within walking distance of Greenwith Primary School, Our Lady of Hope Primary School and The Stables Shopping Centre. With public transport and a host of local amenities close at hand, everything you need for easy family living is right within reach. A home full of potential, ready to welcome its next chapter.

Contact Carla Doecke on 0456 830 122

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	2E1SGJU
Property Type	House
House Size	169 m2
Land Area	401 m2

Carla Doecke 0456 830 122

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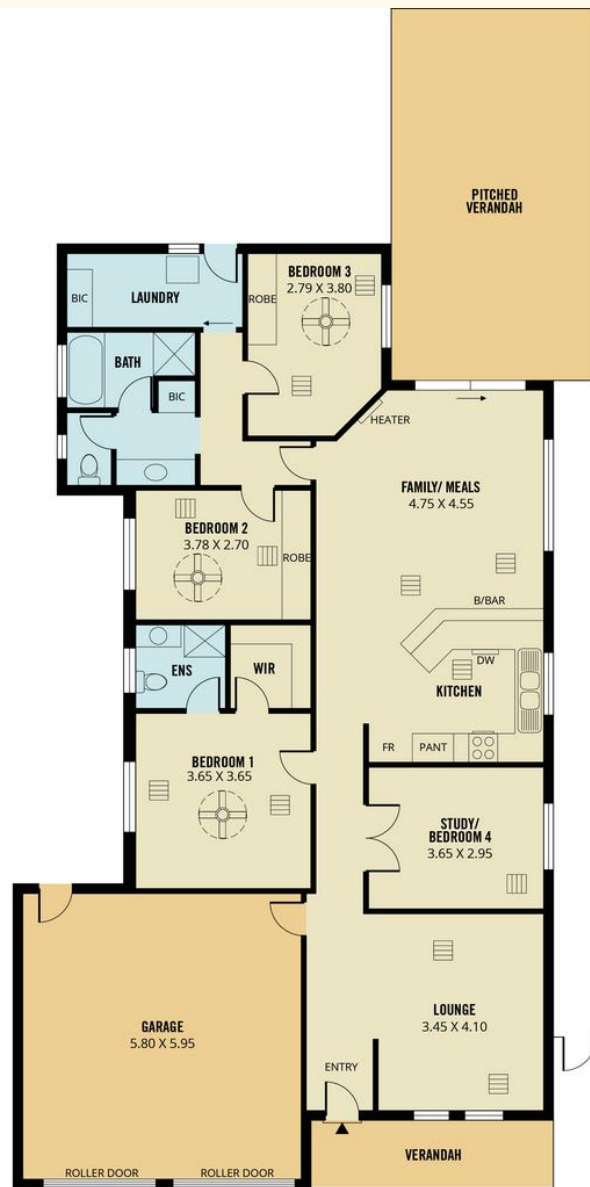
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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