



4/4 McCann Place, Greenwith

## The One you've been waiting for!

If it's a quality home with multiple living spaces and a serene outlook you've been searching for, then stop the search and clear the calendar, this one is just for you!

Built in 2005 and tucked away in highly desirable pocket of Greenwith, this home sits with the Cobbler Creek Reserve on your doorstep and is securely nestled within a gated community, sharing a common driveway with just three other properties.

Features you'll love:

- Three generous bedrooms, master with ensuite, walk-in robe and ceiling fan
- Bedrooms 2 and 3 with ceiling fans and built-in robes
- Flexible floorplan with additional lounge area or 4th bedroom with balcony access
- Additional ground floor living/study with powder room
- Ducted reverse cycle heating & cooling throughout for year-round comfort
- Additional under-house storage accessible from the garage
- Central kitchen with ample storage, breakfast bar, gas cooktop, electric oven and dishwasher
- Expansive outdoor entertaining with a pitched roof pergola, the ideal spot to host the family BBQ

4  2  2 

### FOR SALE

\$880,000 - \$950,000

### VIEW

Sat 9th May @ 1:30PM - 2:00PM

### AGENTS

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

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

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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

- Gate access to Cobbler Creek Reserve
- Sufficient secure off-street parking with double garage, automatic roller door and internal access

Situated at the end of the shared driveway, boasting serene views into Cobbler Creek and with an access gate into the reserve, all of the stunning walking trails on offer are literally at your doorstep!

Add to the mix your proximity to local shops, including both The Stables Shopping Centre and The Grove Shopping Centre, local schools both public and private, a number of reserves and parks including popular Golden Fields, and a range of public transport options which ensure a seamless commute into the Adelaide CBD.

This is a home and a location you will love calling your own!

Do not let this become another missed opportunity. Enquire with Ryan Graham today!

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

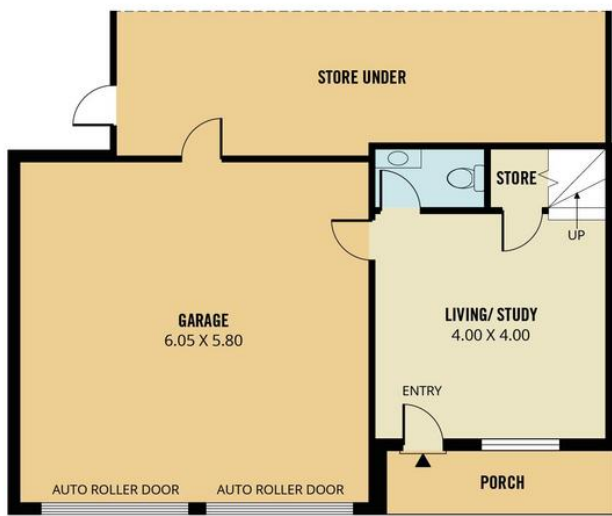
## MORE DETAILS

Property ID	2DCKGJU
Property Type	House
House Size	192 m2
Land Area	456 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Dishwasher Workshop Built-in-Robes Secure Parking

**Ryan Graham 0400 912 287**  
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)  
**Craig Ricciuto 0417 806 329**  
Managing Partner | Sales Specialist | [craig@ljhsales.com.au](mailto:craig@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**  
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)

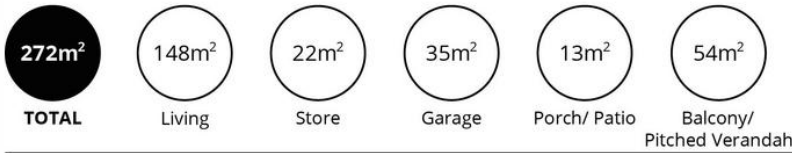




**LOWER LEVEL**



**UPPER LEVEL**



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

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.