



Holden Hill, 22 Lambert Avenue

Modern Luxury with Stunning Reservoir Views

Price guide: \$895,000 - \$980,000

Best Offer By Tuesday the 3rd of December at 12pm (USP)

Discover the epitome of luxury and sophistication with this beautifully designed four-bedroom home, a true standout overlooking the tranquil Hope Valley Reservoir. Perfect for first-home buyers (with stamp duty exemption), professional couples, families, or astute investors, this home offers an ideal blend of elegance, practicality and modern comforts.

Imagine relaxing in your spacious living room, gazing out at the peaceful reservoir. Here, nature is truly at your doorstep, with calm waters, native trees and a variety of local wildlife, including native birds and kangaroos creating a serene and relaxing backdrop. Enjoy scenic walking trails, perfect for morning strolls or unwinding while surrounded by the sights and sounds of nature.

4 2 2

For Sale
Contact Agent

View
ljhooker.com.au/WNGFDG

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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 Glynde
(08) 8336 3899

The heart of this residence is its open-plan kitchen, living and dining area, where style meets functionality. The entertainer's kitchen is a chef's delight, featuring a large island bench, stone countertops, Smeg appliances and dishwasher-ready to make hosting a breeze. From here, sliding doors open to a covered outdoor entertaining area, seamlessly extending your living space for gatherings with friends and family.

The master suite is a private retreat, complete with a built-in robes, ensuite and a balcony where you can enjoy your morning coffee while taking in the natural beauty and wildlife around the reservoir. The other three bedrooms are equally well-appointed with mirrored built-in robes and are serviced by a main bathroom with floor-to-ceiling tiles and a full-sized bath. Bedroom four offers flexibility, easily converting into a second living area to suit your lifestyle needs.

What you'll love;

- Overlooking Hope Valley Reservoir
- Stamp duty exemption for first home buyers
- 8.8kw solar system
- Open plan kitchen/living and dining
- Covered outdoor entertaining area
- Master bedroom boasts built-in robes, ensuite and balcony
- Abundance of natural light
- Versatile fourth bedroom
- Reverse cycle air-conditioning
- Low maintenance
- Double Garage

Imagine relaxing in your spacious living room, taking in uninterrupted views of the shimmering reservoir. Here, tranquility and natural beauty are right on your doorstep, with residents enjoying easy access to a myriad of walking trails, perfect for leisurely strolls or active pursuits amidst nature's beauty. Positioned within a stone's throw to vital amenities and a short drive from the bustling Tea Tree Plaza Shopping Centre and the Gilles Plains Shopping Centre. Experience the epitome of contemporary living in this immaculate home where every detail has been meticulously crafted for your comfort and enjoyment.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

****** 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 advice.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	WNGFDG
Property Type	House
Including	Ensuite Air Conditioning Toilets (3) Balcony Built-in-Robes

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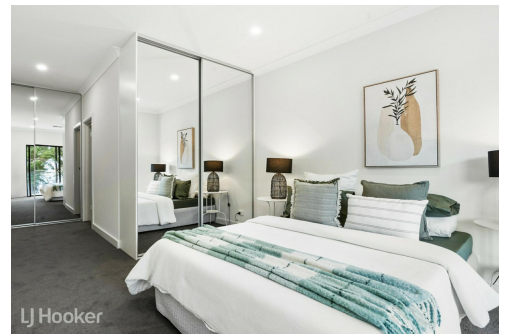
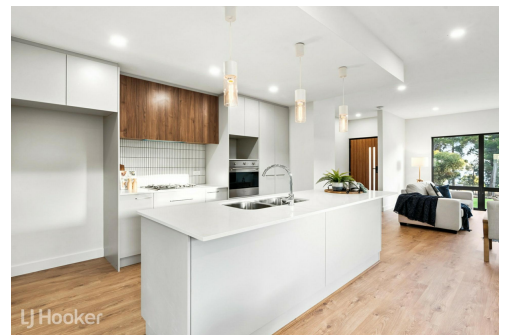
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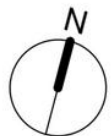
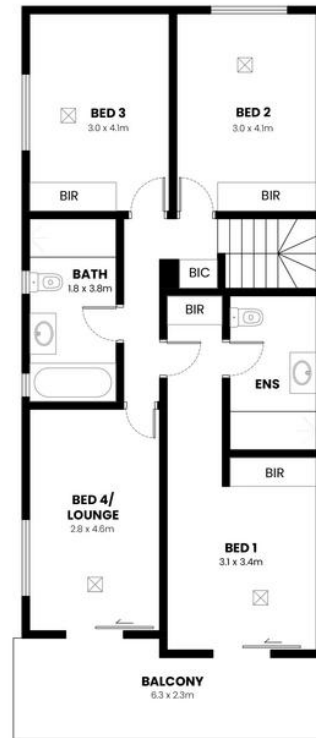
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