

## Hope Valley, 11/99 Heyssen Avenue

### Immaculate Two-Bedroom Home in a Secure Gated Community

Welcome to this beautifully maintained two-bedroom home, built in 2002 and set in a secure gated community. Designed for low-maintenance living, this property is perfectly suited to first-home buyers, savvy investors, or downsizers looking for a combination of comfort and convenience.

Offering a functional and thoughtful layout, the home features two generously sized living areas ideal for both relaxing and entertaining. The light-filled, central kitchen is equipped with a gas cooktop, electric oven, dishwasher, and plenty of storage, ensuring practicality and ease. Comfort is guaranteed year-round, with reverse-cycle split systems in both bedrooms and the family room.

#### Features to Love:

- \* Two spacious bedrooms with built-in robes and R/C split systems



**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

\$595,000 - \$635,000

#### View

[ljhooker.com.au/2B4DGJU](http://ljhooker.com.au/2B4DGJU)

#### Contact

**Carla Doecke**

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

- \* Centralised kitchen with gas cooktop, electric oven, dishwasher and ample storage
- \* Two well-sized living areas offering versatility and comfort
- \* Reverse-cycle split system in the family room
- \* Easy-care laminate flooring throughout living areas
- \* Secure garage with automatic roller door and internal access
- \* Gated community providing peace of mind
- \* Low-maintenance rear yard
- \* Rainwater tank

Conveniently located close to public transport on Reservoir Road, shopping options at Westfield Tea Tree Plaza, and a variety of quality schools, this home offers an exceptional lifestyle in a prime location. Don't miss this incredible opportunity - call Carla Doecke on 0456 830 122 for more information.

Act quickly - this one won't last long!

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

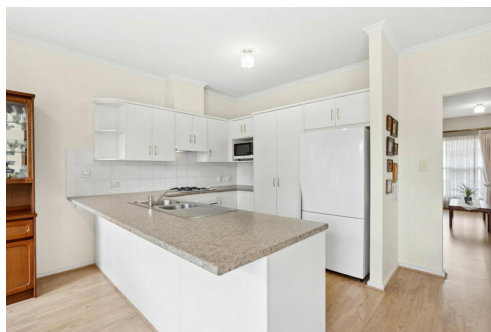
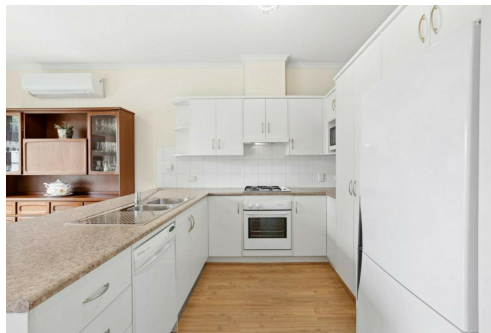
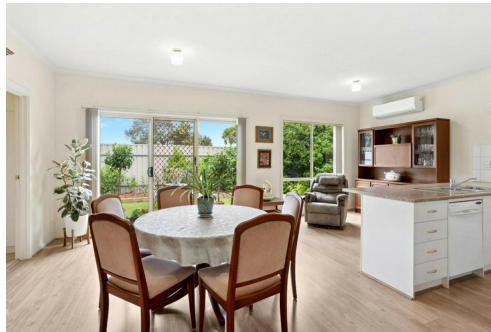
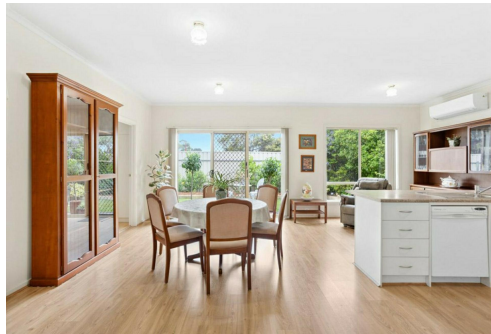
RLA 208516

## More About this Property

Property ID	2B4DGJU
Property Type	House
House Size	127 m²
Land Area	271 m²
Including	Air Conditioning Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced

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**SITE PLAN**  
(NOT TO SCALE)

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**