



Paradise, 13A Melinda Crescent

Modern Courtyard living on a low maintenance block

Auction Location: On-site

Discover modern living at its finest with this stunning 3-bedroom courtyard home, perfectly situated on a 341sqm block. Torrens-titled and designed for low-maintenance living, this property offers an ideal blend of comfort and convenience and would be perfect for first home buyers, young families and downsizers alike.

Inside the home you will find an open-plan kitchen, dining and living area, creating a seamless flow perfect for entertaining and everyday living. The kitchen is a chef's dream, featuring a gas cooktop, dishwasher, built-in oven and ample benchtop space. A servery window to the outdoor area makes alfresco dining a breeze.

From the living area, step outside onto the timber decking and enjoy the covered alfresco oasis, an ideal space for relaxing or hosting guests.



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
Auction \$760,000

View
ljhooker.com.au/WMKFDG

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LJ Hooker Glynde
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The main bedroom is generously sized and boasts a walk-in robe and ensuite, providing a private retreat, whilst bedrooms two and three include built-in robes, ensuring ample storage for the whole family.

Security and convenience are paramount, with an electric front gate providing extra peace of mind. Additionally, a home office space with air conditioning offers a comfortable and productive work environment.

What you'll love;

- Low maintenance allotment
- Keyless entry
- Open plan kitchen/dining and living area
- Covered outdoor entertaining area
- Separate home office
- Large solar system
- Electric gate across the front.
- Walking distance to the ever-popular Thorndon Park

Located within walking distance to the popular Thorndon Park and just moments from public transport and shops, this property offers an unbeatable lifestyle. Don't miss the opportunity to make this exceptional home yours.

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.**

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	WMKFDDG
Property Type	House
Land Area	341 m ²
Including	Ensuite Air Conditioning Toilets (2) Courtyard Deck Built-in-Robes Solar Panels

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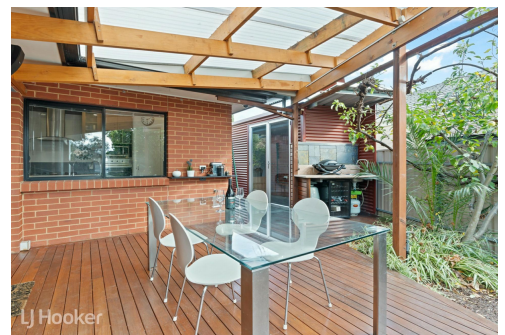
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