

## Surrey Downs, 22 Zephyr Court

Prime Location, Perfect Opportunity!

Built in 1982, this much-loved family home is ideally positioned in the quiet and family-friendly Zephyr Court. Set on a generous 671sqm (approx.) allotment boasting a street frontage of approx. 18.9 metres, it offers the space, comfort, and location perfect for growing families.

Whether you're ready to move in or looking to make it your own, this is a home where new memories are waiting to be made!

Features you will love:

- \* Three generous bedrooms
- \* Master bedroom complete with walk-in robe
- \* Bedrooms two and three both feature built-in robes
- \* Ducted evaporative cooling and gas heater for year-round comfort
- \* Flexible floor plan offering multiple living zones and stunning raked ceilings



**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**  
\$745,000 - \$795,000

**View**  
[ljhooker.com.au/2BPNGJU](http://ljhooker.com.au/2BPNGJU)

**Contact**  
**Ryan Graham**  
0400 912 287  
[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)  
**Steve Lund**  
0474 991 234  
[stevel@ljhsales.com.au](mailto:stevel@ljhsales.com.au)

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**| Mawson Lakes | Modbury**  
**(08) 8289 6660**



- \* Additional storage with a convenient hallway linen press
- \* Centrally located kitchen with breakfast bar, electric cooktop, and ample bench and cupboard space
- \* Spacious family room with built-in bar - perfect for entertaining!
- \* Solar system installed for energy efficiency
- \* Large, pitched veranda - the ideal setting for year-round entertaining and family BBQs
- \* Ample off-street parking with wide driveway and carport
- \* Zoned to the highly sought-after Heights School

Set in a location that truly has it all - just a short stroll to the ever-popular Illyarrie Reserve, close to local shopping at Fairview Green and Surrey Downs Shopping Centre. Surrounded by both public and private schooling options, including the highly popular Heights School. Enjoy the convenience of nearby sporting clubs, public transport and a range of trendy cafés, including the local favourite, Square 44.

All of this and still only a short trip to major retailers at Westfield Tea Tree Plaza, Modbury Hospital, and the O-Bahn interchange - making your daily commute or weekend outings a breeze.

Put simply, this is a home and a lifestyle our vendors have absolutely loved and one you'll no doubt cherish as your own. Don't miss your chance to secure this gem. Register your interest 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 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

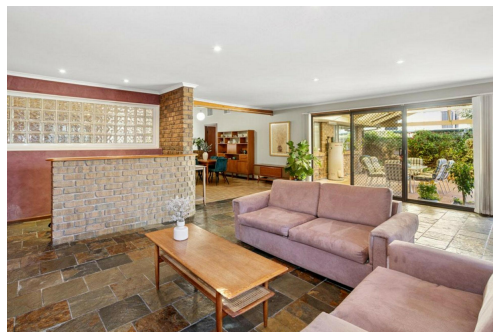
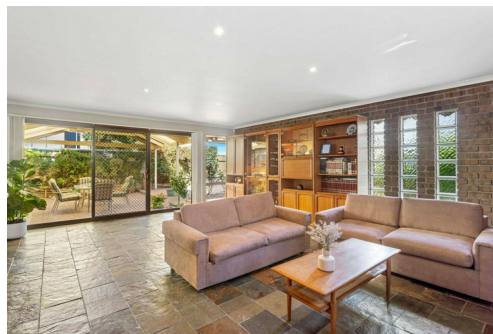
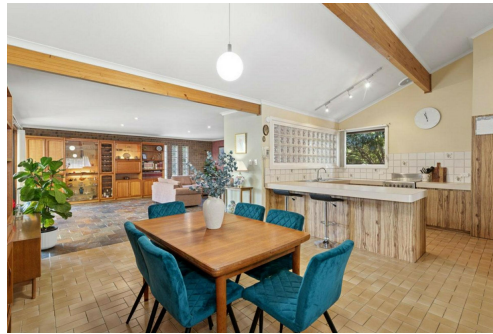
|               |         |
|---------------|---------|
| Property ID   | 2BPNGJU |
| Property Type | House   |
| Land Area     | 671 m2  |

**Ryan Graham 0400 912 287**  
 Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)  
**Steve Lund 0474 991 234**  
 Sales Specialist | [stevel@ljhsales.com.au](mailto:stevel@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**  
 North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



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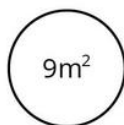
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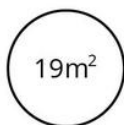
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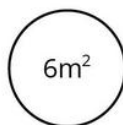
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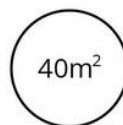
Shed



Carport



Porch



Pitched Verandah

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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