



Surrey Downs, 44 Joycelyn Avenue

Your Perfect Opportunity!

This is your perfect opportunity to own a family home set on a fully established allotment of approximately 710sqm in the popular area of Surrey Downs, that's ready for a little love from the new owners.

With a choice of living areas, including a huge family room that opens onto the all-weather outside entertaining area, a modern fibreglass in-ground pool, a great shed/workshop and double garage makes this the perfect home for the whole family.

Add to this its central location, that's just a short stroll to parks, walking trails, school and public transport, ensures it's going to be well sought after by those looking for the lifestyle and convenience that this home offers.

So, if you are starting out, moving up to a family home or want a great investment, consider this home, it may be your perfect opportunity.



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
Please Call

View
ljhooker.com.au/2BVNGJU

Contact
Steve Lund
0474 991 234
stevel@ljhsales.com.au

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

You will love:

- * Modern well-appointed kitchen with stone bench tops and gas cooking
- * Choice of living areas including formal lounge
- * Large family room opening onto rear entertaining area
- * Gabled all-weather rear veranda that's perfect for entertaining and family gatherings
- * Three bedrooms, all with built-in-robos
- * Ducted cooling, ducted gas heating and split system air-conditioner
- * Secure parking in large double garage with auto roller door
- * Large, powered shed/workshop
- * Modern In ground fibreglass pool

For investors, please request a copy of the current rental appraisal

Enquire today or come and see for yourself!

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 About this Property

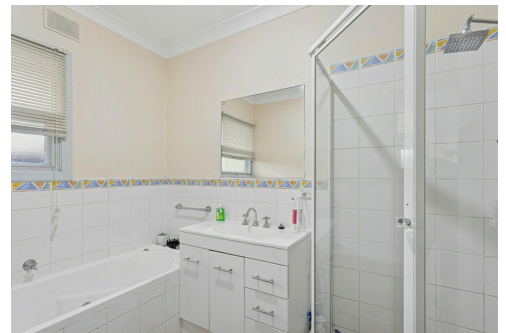
Property ID	2BVNGJU
Property Type	House
House Size	142 m2
Land Area	710 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Alarm Pool Dishwasher Outdoor Entertaining Floorboards Built-in-Robos Secure Parking Fully Fenced Remote Garage

Steve Lund 0474 991 234

Sales Specialist | 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 | info@ljhsupport.com.au



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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**



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