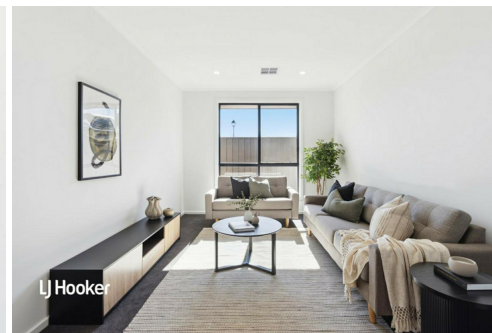
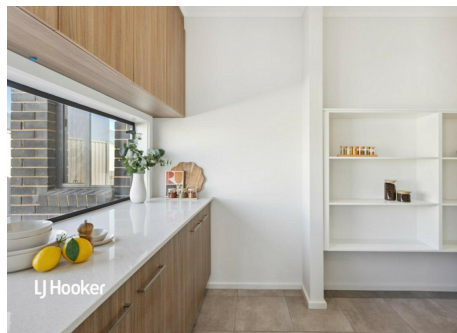
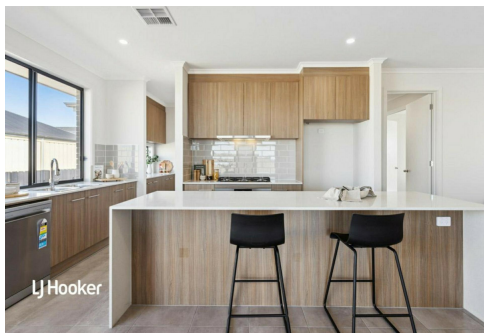




Two Wells, 8 Karla Crescent

Brand New & Ready For You!

If you've been contemplating building a new home in this thriving location, clear your calendar and stop the search!

Built by Statesman Homes and completed in early 2024, with meticulous planning throughout and high-quality fixtures and fittings installed. This is a rare and unique opportunity for our lucky purchaser to skip the delays that come with building a new home and instead enjoy this brand-new, never-moved-into home and all the benefits that come with living in this popular location from day one!

Features you'll love:

- * Master bedroom with large walk-in robe & ensuite
- * Ensuite with his and her sinks
- * Bedrooms 2, 3, 4 with built-in robes
- * High-quality carpet installed in all bedrooms and formal living room



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.

4 2 2

For Sale
\$680,000 - \$720,000

View
ljhooker.com.au/2A8PGJU

Contact
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

Robert Bonelli
0497 808 908
robertb@ljhsales.com.au

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

- * Multiple light-filled living spaces
- * An entertainer's kitchen with large fridge cavity, dishwasher, 900mm gas-cooktop & electric oven, expansive island counter with stone benchtops and ample storage
- * A pantry fit for a chef with additional storage and an added benchtop
- * Ducted zoned reverse cycle heating and cooling throughout for year-round comfort
- * LED downlights installed throughout the home
- * Approx. 2.7m ceiling heights throughout the home
- * Ample storage throughout including multiple additional hallway cupboards
- * Sufficient off-street parking with a large double garage with an automatic roller door and external roller door for rear access
- * Tiled alfresco area ideal for hosting your family BBQ or taking in the afternoon sun
- * Provisions for ceiling fans in all bedrooms and the Alfresco
- * Solar panels provisions in place
(No Solar panels installed)
- * Gas and water lines installed to the exterior ideal if you're looking to install an outdoor kitchen
- * Blank canvas on the exterior ready for your ideas and vision to landscape this home your way!

Surrounded by other high-quality newly constructed homes and in close proximity to the Two Wells Township, local shops, Xavier College, Two Wells Primary School, as well as multiple sporting facilities, local clubs, parks, and reserves. It's a sought-after location where the iconic Barossa Valley is only a short commute away, and with the Northern Expressway moments away, commuting to the Adelaide CBD is done with ease!

Put simply, this is a location you will love calling home!

Don't let this opportunity slip away, enquire with Ryan Graham today to register your interest.

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



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

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.

More About this Property

Property ID	2A8PGJU
Property Type	House
House Size	269 m ²
Land Area	624 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Ryan Graham 0400 912 287

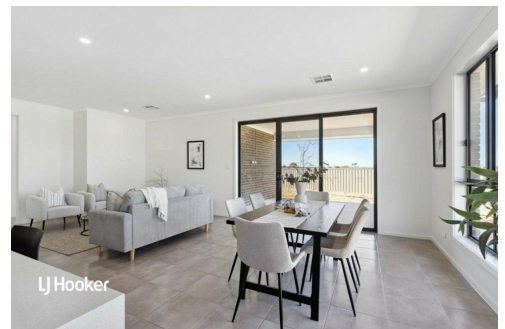
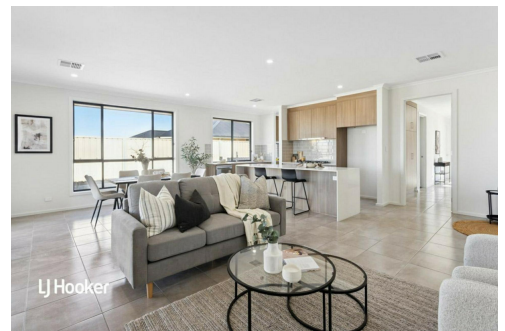
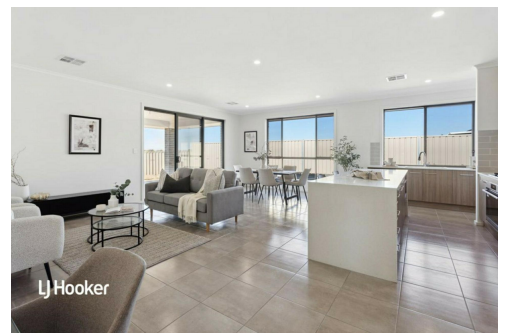
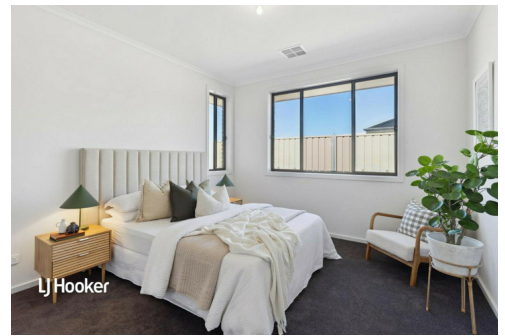
Sales Specialist | ryang@ljhsales.com.au

Robert Bonelli 0497 808 908

Sales Specialist | robertb@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



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



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



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

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.