

Walkley Heights, 14 Linear Crescent

A Home and Location Fit for The Family!



Situated in the blue-chip suburb of Walkley Heights, where opportunities like this seldom become available. Tyson Bell, Robert Bonelli and LJ Hooker Property Specialists are proud to present to the market this charming 3-bedroom family home.

Going to the market for the first time since being built in 2003, this home features a meticulously designed floorplan with family in mind. This humble abode boasts 450m² (approx.) of land, 3 spacious bedrooms, 2 generous living spaces, ensuite and family bathroom, and an above average sized double garage.

Features Include:

- * Master bedroom with ensuite bathroom, walk-in-robe and ceiling fan
- * Bedrooms 2 and 3 both equipped with built-in robes and ceiling fans
- * Centrally located formal living and dining
- * Open plan family and meals located at the rear of the home adjacent to the kitchen,



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
Under Contract

View
ljhooker.com.au/29HPGJU

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

perfect for creating lasting memories with the family

- * Chef's kitchen equipped with a 5-burner gas cooktop, ample cupboard and bench space including overhead cupboards, corner walk in pantry and stainless-steel appliances including a dishwasher
- * Study nook
- * 6m x 6m (approx.) double garage with internal access
- * Electric roller shutters across the bedrooms and living spaces
- * Ducted evaporative cooling throughout
- * Gas wall heater
- * Solar electricity saving you \$\$\$ year round
- * Paved rear yard with pitched roof pergola flowing seamlessly from the main living space, ideal for entertaining family and friends year-round
- * Garden shed and ample rear yard space with scope for future improvements
- * Low maintenance and easy-care front and rear gardens

Situated in the highly sought-after Walkley Heights, this home provides easy access to quality schools, shopping, parks, and all the amenities you desire. Boasting a serene atmosphere and a convenient location, this property offers an exceptional living experience for your family.

Enquire today to avoid disappointment!

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



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More About this Property

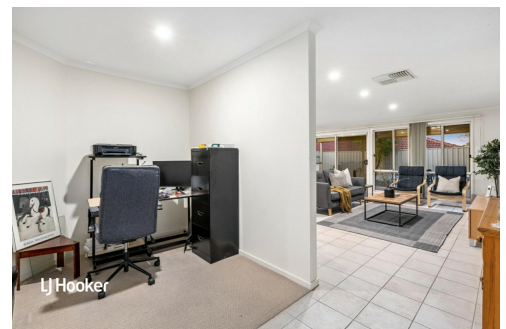
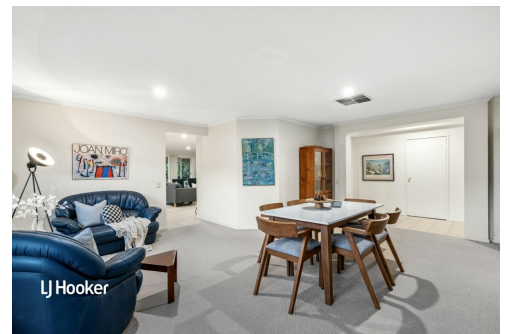
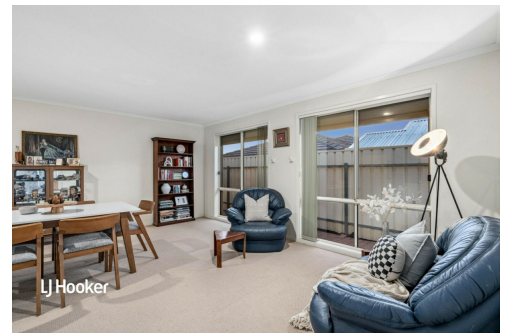
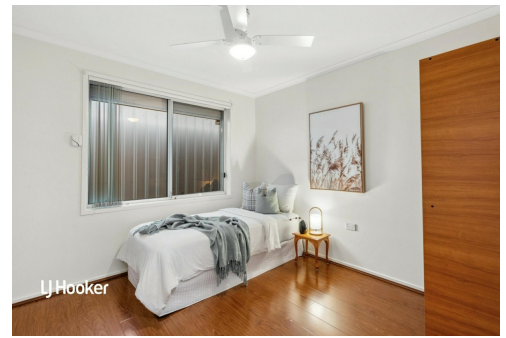
Property ID	29HPGJU
Property Type	House
House Size	210 m ²
Land Area	450 m ²
Including	Study Air Conditioning Ducted Cooling Evaporative Cooling Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels

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Sales Specialist | robertb@ljhsales.com.au

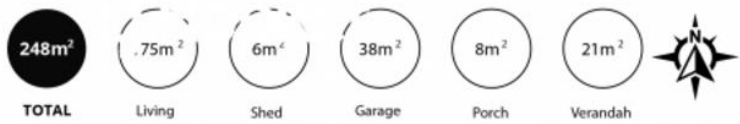
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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