



12 Grosvenor Court, Wellington Point

Quiet Cul-de-Sac Living | Walk to Ormiston College | Motivated Sellers

Positioned in a peaceful cul-de-sac in sought-after Wellington Point, this is a genuine opportunity with motivated sellers ready to move on. With several strong recent sales in the area, this property is being offered for immediate consideration - we are selling this weekend.

Set on an easy-care 690m² block, the home delivers an outstanding lifestyle with private outdoor entertaining and a layout that caters perfectly to families, downsizers or astute buyers seeking space, comfort and location.

Enjoy seamless indoor—outdoor living from the spacious covered entertaining area, ideal for relaxed gatherings, while school-aged families will love the walking distance to Ormiston College.

Property Features:

Thoughtfully designed, functional layout
Generous master bedroom with plantation shutters
Two separate air-conditioned living areas

4  2  2 

FOR SALE

Offers Over \$1,090,000

AGENTS

Bruce Hutchison

0403 245 556

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AGENCY

LJ Hooker Property Centre

(07) 3286 2500

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**

- month-old 7kW systems
- Insulated ceilings for year-round comfort
 Oversized modern kitchen featuring:
 Impressive Euromaid 5-burner gas cooktop & oven
 Hidden walk-in pantry - perfect for the home chef
 Stylishly updated main bathroom
 Wood Heater Fire Place (a perfect winter ambience)
 Security screens and doors throughout
 Gutter Guard - no leaf matter problems!
 Double garage with drop-down ladder providing excellent roof cavity storage
- road hardstand parking - ideal for a caravan or boat
 - Tesla Quick Charge Port

First time available in 19 years, this is a home that has been well loved and well maintained - and now offers the next owner the chance to secure a premium lifestyle in a blue-chip pocket of Wellington Point.

This could be the one you've been waiting to call home! See you at the open's this week.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

MORE DETAILS

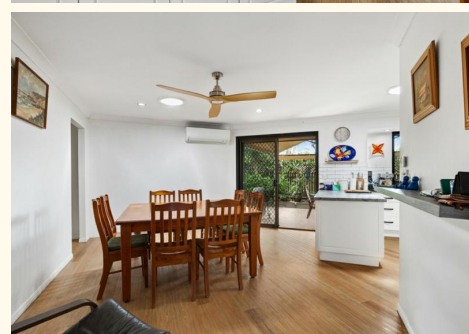
Property ID	BTWPF2S
Property Type	House
House Size	163 m2
Land Area	690 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Fully Fenced

Bruce Hutchison 0403 245 556

Independent Contractor - Starsky Enterprises Pty Ltd |
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Covered Area: 234m²



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