

## Wynn Vale, 1 Gamay Court

### Modern Comfort Meets Ultimate Convenience

Discover this delightful 2009 quality-built home in the highly sought-after pocket of Wynn Vale, perfect for first home buyers, downsizers, and investors alike. This low-maintenance, meticulously maintained property boasts two spacious bedrooms and a light-filled open-plan living area adorned with downlights and contemporary tones throughout. The home is equipped with ducted reverse cycle air conditioning, ensuring year-round comfort, and a 4.5kW (approx.) solar system to help save on energy bills.

The outdoor space is designed for easy care living and features a pitched veranda, ideal for entertaining guests or enjoying your morning coffee. You'll love the convenience of being close to everything you need—from shopping centre's and both public and private schools to public transport options. Plus, the picturesque Wynn Vale Dam and numerous beautiful parks and reserves are just a short distance away, making this an exceptional location for a balanced and fulfilling lifestyle.



#### For Sale

Auction (\$598,000)

#### View

[ljhooker.com.au/2AHBGJU](https://ljhooker.com.au/2AHBGJU)

#### Contact

**Carla Doecke**

0456 830 122

[carlad@ljhsales.com.au](mailto:carlad@ljhsales.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.

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Features you will love:

- \* Two spacious bedrooms, master with ceiling fan, walk-in robe and bathroom access
- \* Spacious kitchen offering gas cooktop, electric oven, dishwasher and plenty of storage
- \* Open plan, light-filled living and dining
- \* Ducted reverse cycle air conditioning providing year-round comfort
- \* 4.5kw (approx.) solar system offering reduced power bills
- \* Outdoor entertaining under the pitched veranda
- \* Low maintenance grounds
- \* Garden shed
- \* Rainwater tank
- \* Gas hot water

Make sure this one is on your inspection list!

For further information, please contact Carla Doecke on 0456 830 122.

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

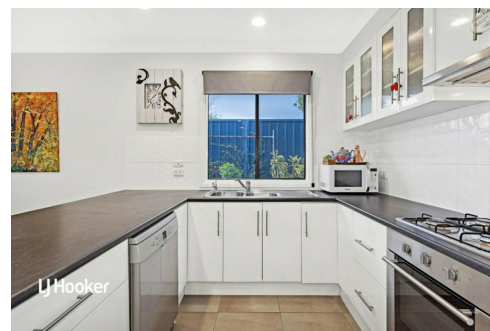
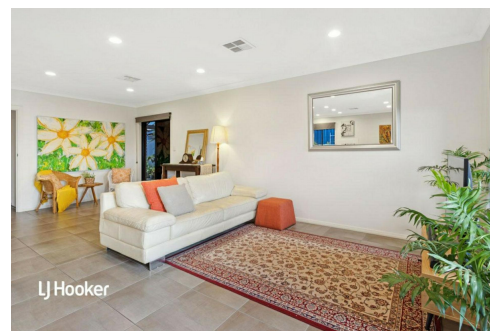
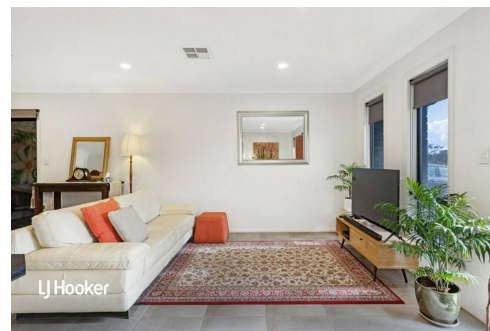
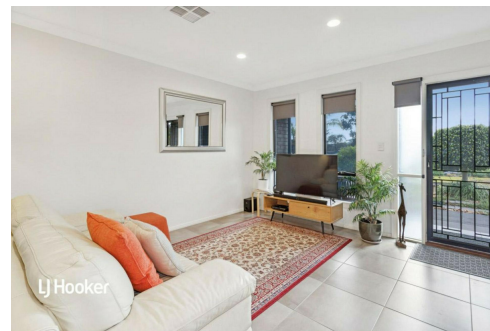
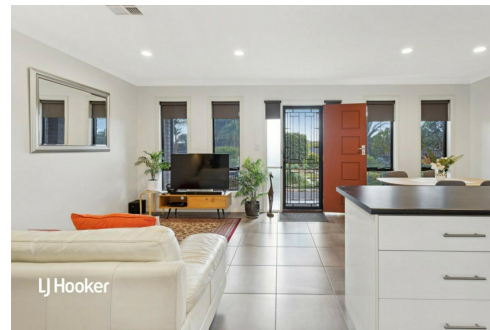
Property ID	2AHBGJU
Property Type	House
House Size	168 m <sup>2</sup>
Land Area	317 m <sup>2</sup>
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Secure Parking Fully Fenced Remote Garage Solar Panels

**Carla Doecke 0456 830 122**

Sales Specialist | carlad@ljhsales.com.au

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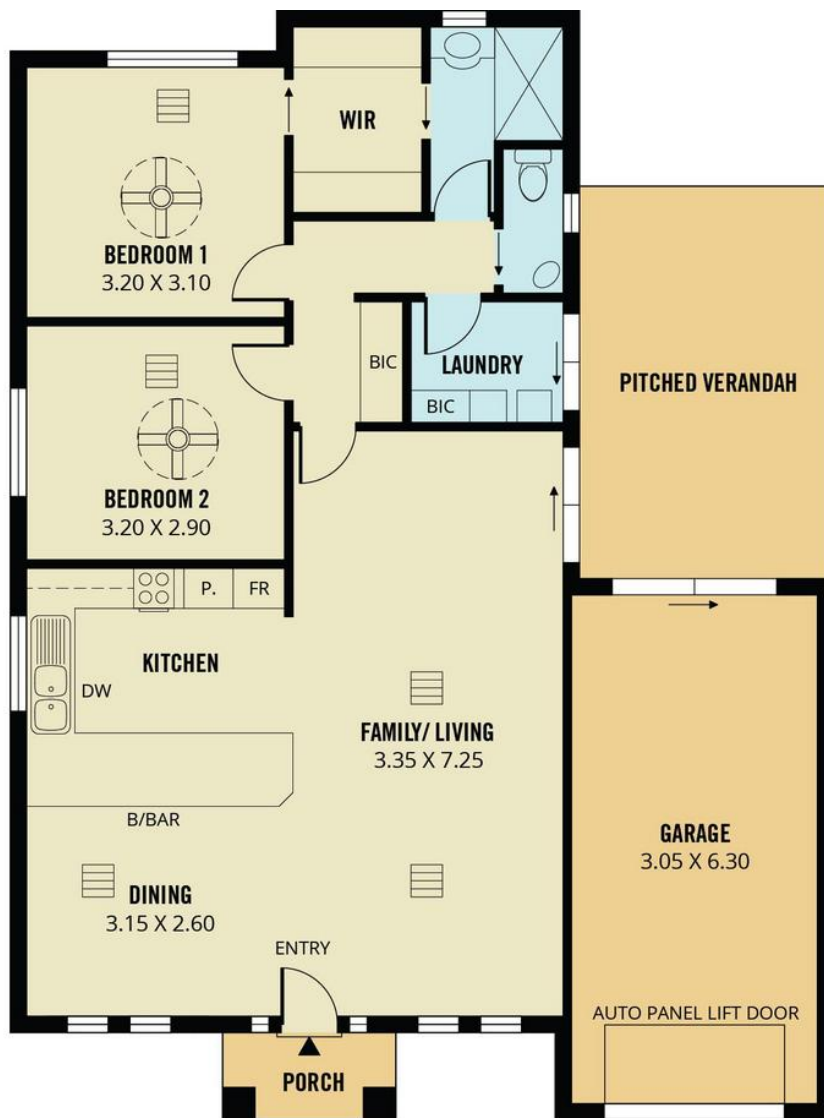
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



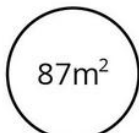
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**TOTAL**



Living



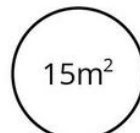
Shed



Garage



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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