



Wynn Vale, 1 Napier Court

One of Wynn Vale's Finest!

7 4 3

Auction Location: 1 Napier Court, Wynn Vale SA 5127

Spanning over two stories and taking in some of the best views of the Gulf Saint Vincent, this 7 bedroom 4 bathroom home is designed to cater for the largest of families or multi-generational families looking to live together. The downstairs dwelling is a home of its own and boasts its very own kitchen, open plan family and meals with bathroom and laundry.

Parking is in abundance too with space for 3 vehicles comfortable in the garage. For those with children, you're just across the road from Kings Baptist Grammar School and Keithcott Farm Primary Schools.

What you'll love about the home:

- * Large 693sqm (approx.) corner allotment with spectacular views
- * 7 bedrooms, master bedroom upstairs with built in robe, ensuite and views



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.

Auction

Sat 14th Jun @ 2:00PM

View

Sat 7th Jun @ 2:40PM - 3:10PM

Contact

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

- * Bedroom two also features its very own ensuite bathroom and built in robe, with access to outdoor courtyard
- * Upstairs open plan lounge and casual meals
- * Additional formal dining, study space and family area to unwind
- * Upstairs kitchen with breakfast bar, open server, dishwasher, corner pantry and electric cooktop and oven
- * Large balcony extending the full frontage of the upper floor capturing breathtaking views and sunsets
- * Ducted reverse cycle air conditioning
- * Gas radiant heater upstairs in main living area
- * Main bathroom upstairs with spa bath and shower
- * Open plan family and meals area downstairs
- * Modern kitchen with electric cooktop, oven and dishwasher
- * Bathroom with shower, floor to ceiling tiles and separate toilet
- * Laundry and additional toilet in the garage
- * Split system heating and cooling downstairs
- * An abundance of storage throughout the home
- * Tiled alfresco entertaining outdoors
- * Paved rear yard with artificial lawn and established garden beds
- * Gated side access, perfect for those with a caravan or work vehicle and offering easy access to backyard
- * Three car auto garage with internal access to the home
- * Driveway parking for up to 5 vehicles
- * Electric roller shutters on the front of the home
- * Ducted vacuum system for extra ease
- * Views, views and more views!

An incredible offering in a super convenient location to schools, shops and local amenities. It may be a long time before another home of this size and caliber, with views as good as this comes along again!

Contact Shaun Roberts on 0435 367 534 to express your interest today.

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



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More About this Property

Property ID	2BVBGJU
Property Type	House
House Size	381 m2
Land Area	693 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Shaun Roberts 0435 367 534

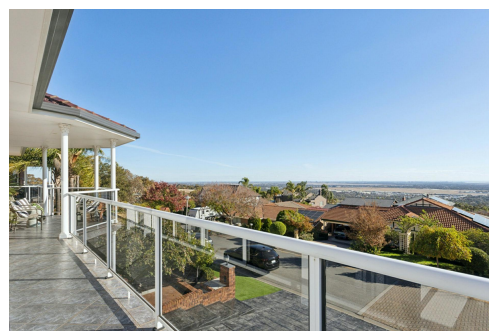
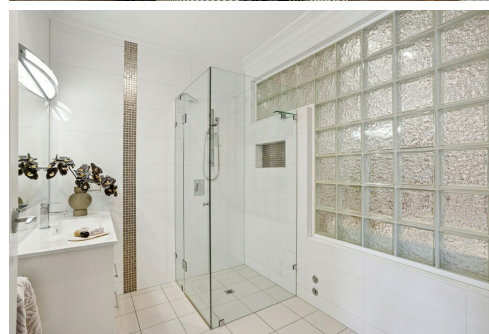
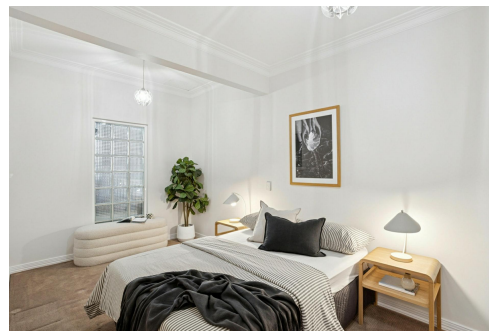
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627m ²	373m ²	120m ²	5m ²	129m ²
TOTAL	Living	Garage/ Store	Porch	Verandah/ Balcony

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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