

11 De Pledge Court, Wynn Vale

## Simply Stunning, Renovated & Ready for You!




Clear the calendar, this is the one you've been waiting for!

Constructed in 1991, this home boasts a well thought-out floorplan and design and has undergone extensive high-quality renovations throughout, leaving no stone unturned and no expense spared.

Positioned perfectly within this highly sought after pocket of Wynn Vale and set on an allotment of 346sqm (approx.), this is not only a home but a location you will love calling your own!

### Features You Will Love:

- Flexible floorplan with up to four bedrooms or multiple living areas and three bedrooms
- Master bedroom with ensuite featuring floor to ceiling tiles and walk-in robe
- Bedroom 2 with built-in wall length mirrored robes
- Light filled property with Velux skylights installed throughout the home
- Central kitchen with Italian Travertine 20mm stone benchtops and island counter, integrated double fridge and dishwasher, Richmond Belling deluxe oven/gas-cooktop with custom powder

4  2  1 

**FOR SALE**  
\$949,000 - \$999,000

**VIEW**  
Sat 30th May @ 1:00PM - 1:30PM

**AGENTS**  
Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

Ashley Palazzo  
0414 347 884  
ashleyp@ljhsales.com.au

**AGENCY**  
LJ Hooker Property Specialists  
(08) 8289 6660

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**

- coating to match the cabinetry flawlessly
- Bayview window in bedroom 4/home theatre
- Quality sheer curtains and plantation shutters throughout the home
- Stunning three-way bathroom with free-standing bath, 30mm Italian travertine stone benchtop, stone splash back and floor to ceiling tiles
- LED downlights installed throughout the home
- Easy-care floor boards throughout the home
- Ducted zoned reverse cycle heating and cooling perfect for year-round comfort
- Irrigation installed to the front gardens
- built Klipsch Pro ceiling speakers installed throughout the home
- Large outdoor entertainment area with built-in outdoor kitchen and fridge, the ideal spot to host the family BBQ overlooking serene reserve views
- Ample off-street parking with single carport with automatic roller door and single driveway

This is a fantastic opportunity for those seeking a home where quality truly matters, offering the chance to simply move in and start enjoying everything this home and location have to offer from day one!

Take a stroll along some of the most scenic and beautiful walking trails surrounding the Wynn Vale Dam, or spend your weekends with the family at the Shearwater Park & Playground.

All of this, while still being only a hop, skip and a jump to Gleeson College, Pedare Christian College, Golden Grove High School, The Grove Shopping Centre, multiple sporting clubs and a number of public transport options, making commuting to the Adelaide CBD a breeze!

A home with this much to offer deserves a visit and simply wont last long, ensure you register your interest with Ryan Graham today 0400 912 287.

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

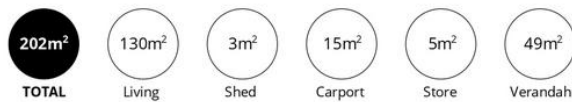
## MORE DETAILS

Property ID	2DFXGJU
Property Type	House
House Size	131 m2
Land Area	346 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

**Ryan Graham 0400 912 287**  
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)  
**Ashley Palazzo 0414 347 884**  
Sales Specialist | [ashleyp@ljhsales.com.au](mailto:ashleyp@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**  
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)





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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