







11 Reisling Road, Wynn Vale

A Lifestyle to Love in Sought-After Wynn Vale

Nestled in the heart of the highly sought-after suburb of Wynn Vale, this beautifully maintained home presents an inviting opportunity for first-home buyers, young families, downsizers and savvy investors alike. Set within a family-friendly neighbourhood surrounded by quality homes, leafy surrounds and everyday conveniences, it offers a wonderful mix of comfort, functionality and relaxed living.

Built in 1977 and thoughtfully designed for easy everyday living, the home features three well-proportioned bedrooms, light-filled living spaces and a central kitchen that brings everyone together. Whether you're starting your property journey, looking to simplify your lifestyle or seeking a quality addition to your investment portfolio, this is a home with plenty to appreciate.

The master bedroom offers the convenience of a built-in robe and ceiling fan, along with sliding door access directly to the outdoor entertaining area - the perfect way to enjoy a morning coffee or unwind at the end of the day.

At the heart of the home, the modern kitchen combines style and practicality, featuring a gas cooktop, electric oven, dishwasher and

3 1 2

FOR SALE
$740,000 - $780,000

VIEW
Sat 21st Nov @ 1:30PM - 2:00PM

AGENTS
Carla Doecke
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AGENCY
LJ Hooker Property Specialists
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Interested parties must rely solely on their own enquiries.

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ample storage. A servery window opens to the outdoor entertaining area, creating an effortless connection between indoor and outdoor living. Imagine preparing meals while chatting with guests, serving up a relaxed weekend barbecue or enjoying long lunches with family and friends. An integrated desk provides a handy space for working from home, managing household tasks or keeping the kids' homework organised.

The adjoining lounge and meals area is filled with natural light, creating a warm and welcoming space to relax and reconnect. Downlights add a contemporary touch, while reverse-cycle air conditioning ensures year-round comfort, whatever the season.
Step outside and discover a wonderful setting for relaxed outdoor living. The undercover veranda provides the ideal spot for entertaining, while the raised lawn area offers room for children and pets to play. Adding even more versatility is the large powered shed, presenting exciting possibilities as a workshop, hobby space, additional storage or potential rumpus area.

The location is just as appealing. Enjoy the convenience of having St Francis Xavier Primary School and the picturesque Wynn Vale Dam just a short walk away. With other quality schooling options, shopping centres, public transport and everyday amenities all within easy reach, this is a location that makes family life comfortable and convenient.

Features you will love:
- Three well-proportioned bedrooms, with the master featuring a built-in robe, ceiling fan and sliding door access to the outdoor entertaining area
- Contemporary kitchen featuring a gas cooktop, electric oven, dishwasher, ample storage and a convenient servery window
- Integrated desk within the kitchen, ideal for working from home or managing the kids' homework
- Downlights throughout, adding a modern touch to the home
- Reverse-cycle air conditioning for year-round comfort
- Undercover outdoor entertaining area, perfect for hosting family and friends
- Raised lawn area providing space for children to play and family pets to enjoy
- Double auto-door carport for convenient, secure vehicle parking
- Large powered shed, ideal for a workshop, hobbies, extra storage or potential rumpus space

Comfortable, versatile and superbly positioned, this is an opportunity to secure your place in a well-established and highly desirable community!

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 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 DETAILS

Property ID	2E1QGJU
Property Type	House
House Size	95 m2
Land Area	570 m2
Including	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage











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230m²	94m²	7m²	30m²	69m²	30m²
TOTAL	Living	Shed/ Store	Rumpus/ Garage	Carport	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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