







12 Raven Court, Wynn Vale

The Family Home You've Been Waiting For!

Welcome to 12 Raven Court, originally constructed in 1988 and having had tasteful updates completed throughout, this family home is set in one of the most sought after pockets of Wynn Vale.

Ideally positioned at the end of a quiet court on a generous allotment of approx. 735sqm, this home offers plenty of room for the whole family to live, grow and enjoy together!
With all the hard work already completed, this is a genuine move in ready opportunity, with nothing left to do but settle in and start enjoying everything this home and location have to offer from day one!

Features you'll love:

- Flexible floorplan with multiple living areas
- Four bedrooms master with walk-in robe and an updated ensuite
- Bedroom 2 with built-in robes
- Ceiling fans in bedroom 1 and 4
- Ducted reverse cycle heating and cooling throughout for year-round comfort
- Central kitchen with breakfast bar, stone benchtops, ample storage and bench space, electric cooktop and oven with full

4 2 2

FOR SALE
$1,090,000 - $1,190,000

VIEW
Sat 21st Nov @ 12:15PM - 12:45PM

AGENTS

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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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length glass splash back
- Easy care floor boards throughout the main living area and hallway
- Updated master bathroom with stone benchtops, free standing bath and floor to ceiling tiles
- Quality carpet in formal living and bedrooms
- Updated laundry with sufficient bench space and storage
- Spacious under cover outdoor entertainment with deck and pitched verandah with ceiling fans the ideal spot to host the family gathering!
- Ample off-street parking with double drive-way, double garage with automatic roller door and external manual rear door for drive-through access to the rear
- Additional detached workshop / garage at the rear of the property
- Expansive Lawn area and manicured gardens the ideal spot for the kids or the perfect place for the family pet!

This is a home and a location you will love calling your own!

Within easy reach of the picturesque Wynn Vale Dam (approx. 1km) and walking trails through Jubilee Reserve (approx. 1km), along with an excellent selection of public and private schooling options, including zoning to Wynn Vale School (approx. 1.5km), Golden Grove High School (approx. 2km), as well as private schooling at Golden Grove Lutheran Primary School (approx. 1.1km), St Francis Xavier's Regional Catholic School (approx. 2km), Gleeson College (approx. 1.3km) and Pedare Christian College (approx. 1.1km).

Add to the mix your proximity to popular cafés, restaurants and shopping at The Grove Shopping Centre (approx. 1.8km) and Golden Grove Interchange (approx. 1.8km), along with major retailers and entertainment options at Westfield Tea Tree Plaza (approx. 4.7km), Civic Park (approx. 4.6km) and Modbury Hospital (approx. 5.3km).

Commuting to the Adelaide CBD (approx. 20km) is also a breeze, with convenient access to public transport options, including the O-Bahn!

Do not miss your opportunity to secure this fantastic family home register your interest with Ryan Graham 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 DETAILS

Property ID	2E79GJU
Property Type	House
House Size	214 m2
Land Area	735 m2

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277m²	176m²	3m²	47m²	30m²	21m²
TOTAL	Living	Porch	Garage	Verandah/ Deck	Shed

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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