



14 Regents Lane, Wynn Vale




## The one you've been searching for!

Beautifully presented and impeccably maintained, this delightful home built in 1991 is a rare find, offering comfort, style and convenience all in one. Perfectly suited to first home buyers, young families, investors, or downsizers, this is a home where you can simply move in, relax, and enjoy. From the moment you arrive, the beautifully manicured gardens and peaceful outlook to the reserve set the tone for the lifestyle on offer.

Inside, the home is warm and inviting, designed with both comfort and practicality in mind. Stay cosy in winter with a gas heater in the living room, and cool through summer with ducted evaporative air conditioning. Every corner of this home reflects the care it has received, making it an exceptional, move-in ready opportunity.

Features you will love:

- Three bedrooms, master with built-in robe, ceiling fan and bay window
- Built-in robes in remaining bedrooms
- Updated kitchen with gas stove, electric oven and dishwasher
- Ducted evaporative air conditioning and gas heater in living area providing year-round comfort

3  1  1 

**FOR SALE**  
\$700,000 - \$750,000

### AGENTS

Carla Doecke  
0456 830 122  
carlad@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**

- Contemporary laminate flooring throughout living areas
- Beautifully kept gardens with views overlooking the reserve
- Undercover entertaining area
- Secure carport with auto roller door
- Roller shutters providing additional security
- Garden shed
- Gas hot water
- Plus much more...

Positioned in a highly sought-after location, you'll love the convenience of being within walking distance to Sunnybrook Shopping Centre, public transport and a selection of excellent schools. Surrounded by parks and reserves, this is a home that offers not just comfort, but a wonderful lifestyle.

This is an opportunity you won't want to miss. Contact Carla Doecke on 0456 830 122 and register 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

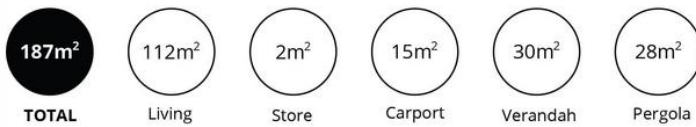
## MORE DETAILS

Property ID	2C7BGJU
Property Type	House
House Size	111 m2
Land Area	300 m2
Including	Ensuite Evaporative Cooling Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Carla Doecke 0456 830 122**  
Sales Specialist | [carlad@ljhsales.com.au](mailto:carlad@ljhsales.com.au)

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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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