

20 Pecos Court, Wynn Vale

Architectural Living Designed for Lifestyle, Comfort & Entertaining

Auction Location: 20 Pecos Court, Wynn Vale SA 5127

Tucked away in a peaceful, tightly held pocket of Wynn Vale, this beautifully maintained family home offers a rare blend of character, space, and lifestyle. Built in 1989 and lovingly cared for by its original owners, the home showcases thoughtful architectural design across a unique split-level layout, creating a sense of warmth and individuality that is hard to find.

Designed with family living in mind, the versatile mezzanine level provides a standout feature of the home. Currently configured as a games room, this flexible space could easily transform into an additional living area or retreat. Complete with a built-in bar and access to a private balcony, it captures sweeping views across the foothills - the perfect setting to unwind or entertain. This level also incorporates the fourth bedroom and an additional toilet, offering convenience and separation for guests or growing families.

At the heart of the home, the beautifully updated kitchen combines style and functionality. Stone benchtops, quality appliances including a gas cooktop, oven and dishwasher and abundant storage make

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FOR SALE

Auction - Saturday, May 2nd at 11:00am

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.
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 **LJ Hooker**

everyday living effortless, while a large window allows natural light to pour in, creating a bright and welcoming space to gather.

Flowing seamlessly from the kitchen, the family room opens out to a generous outdoor entertaining area beneath a pitched pergola. This inviting space is ideal for year-round entertaining, from relaxed weekend barbecues to hosting family and friends in comfort and style.

Comfort is assured throughout the seasons with a reverse cycle split system in the family room, complemented by a gas wall heater and the charm of a woodfire heater in the front lounge - perfect for cosy winter evenings. A 5kW (approx.) solar system enhances energy efficiency, helping to keep living costs down while supporting sustainable living.

Features to love:

- Four well-appointed bedrooms, master with walk-in robe and ensuite
- Stylish contemporary kitchen featuring stone benches, gas cooktop, oven, dishwasher, and abundant storage
- Striking raked ceilings that enhance the sense of space and natural light throughout
- Unique mezzanine level with built-in bar and sink, plus balcony access capturing scenic foothill views
- Multiple living zones designed for flexible family living and effortless entertaining
- Year-round comfort with reverse cycle split system and gas wall heater to the family room
- Cosy woodfire heater adding warmth and charm to the lounge
- Expansive outdoor entertaining area under a pitched pergola, perfect for all-season gatherings
- Energy-efficient 5kW (approx.) solar system to help reduce running costs
- Easy-care, low maintenance yard for relaxed living
- Handy storage shed for added practicality

Set in a quiet, family-friendly location close to nature reserves, quality schools, and local amenities, this is a home that offers not just a place to live, but a lifestyle to love. Please contact Carla Doecke on 0456 830 122 to enquire 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

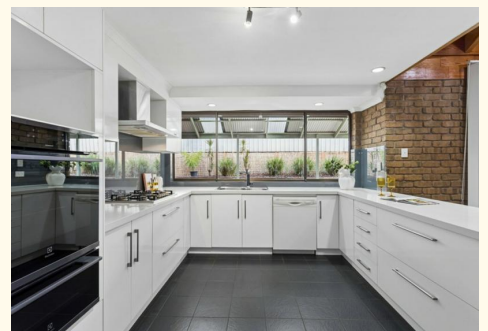
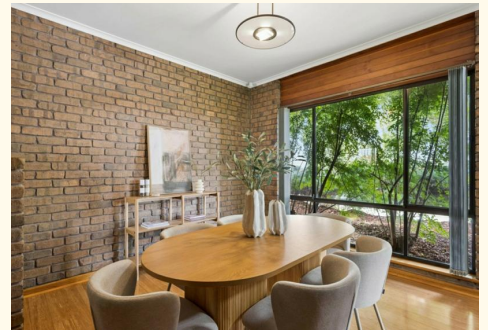
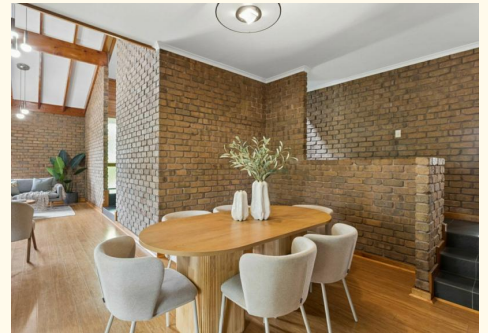
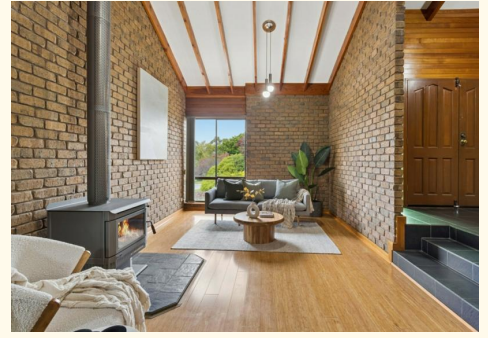
Property ID	2D89GJU
Property Type	House
House Size	297 m2
Land Area	690 m2
Including	Air Conditioning
	Alarm
	Spa
	Fire Place
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

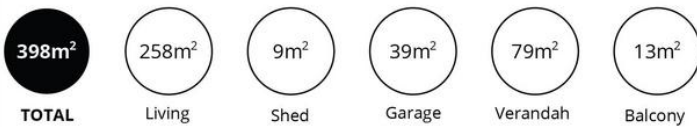
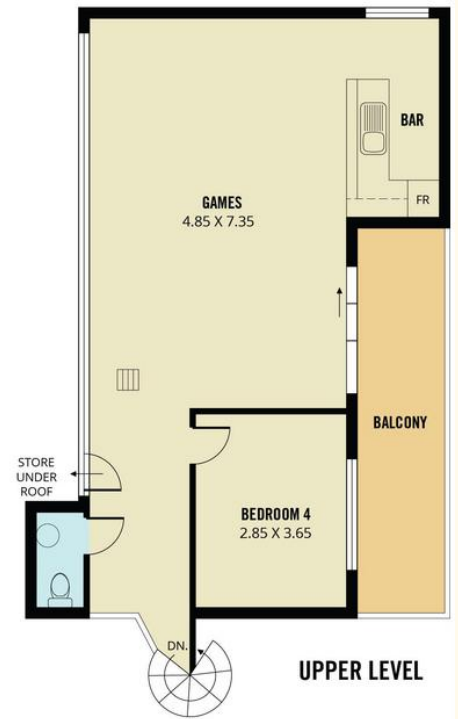
Carla Doecke 0456 830 122

Sales Specialist | carlad@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | 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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