



Wynn Vale, 21 Hillcott Avenue

Perfect if you're starting out and ideal if you're slowing down!

Originally constructed in 1993 and set on a manageable allotment of approx. 300sqm, this is a fantastic opportunity to secure a home that offers low-maintenance living!

With a flexible floorplan and two living areas, this home is ready for its new owner to move in and start enjoying all the benefits that come with living in this popular location.

Features Include:

- * Three bedrooms, master with ceiling fan
- * Master bedroom and bedroom three with built-in robes
- * Two spacious living areas
- * Central kitchen with ample storage, puratap and gas-cooktop
- * Year round comfort with ducted reverse cycle heating and cooling
- * Additional heating with gas wall heater



Disclaimer: 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.



For Sale
\$685,000 - \$720,000

View
By Appointment

Contact
Carla Doecke
0456 830 122
carlad@ljhsales.com.au

**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

- * Low maintenance backyard making the ideal spot to enjoy the afternoon sun
- * Peace of mind living with security system installed
- * Garden shed in rear yard
- * Moments from Shearwater Park and Wynn Vale Dam

This is your exclusive opportunity to acquire a quality property in the highly sought after suburb of Wynn Vale. Whether you are a first home buyer looking to enter the property market, a downsizer seeking a low maintenance and stress free lifestyle or a savvy investor aiming to capitalise on the strong rental yield, no matter your situation, this one is sure to impress!

Take a stroll along the scenic walking trails surrounding Wynn Vale Dam or spend your weekend with the family at Shearwater Park and Playground. All of this is just a stone's throw from Gleeson College, Pedare Christian College and Golden Grove High School. Enjoy easy access to The Grove Shopping Centre and all the major retailers at the nearby Westfield Tea Tree Plaza, multiple sporting clubs and a range of public transport options, making your commute to the Adelaide CBD a breeze!

Homes with this much to offer don't last long.

Contact Carla Doecke on 0456 830 122 to 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.

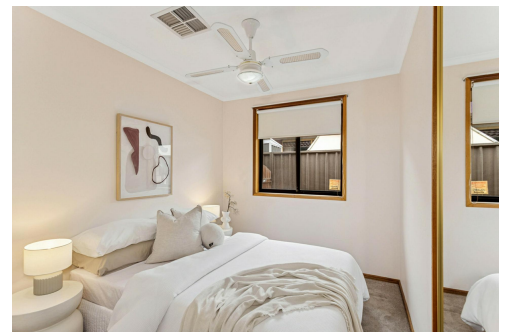
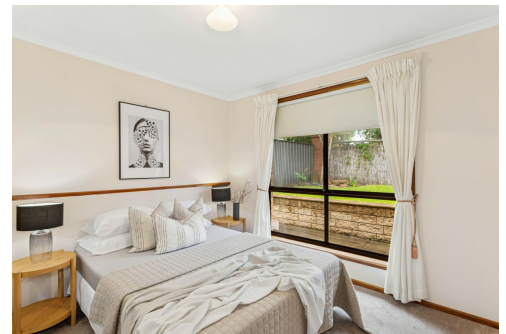
RLA 208516

More About this Property

Property ID	2C1FGJU
Property Type	House
House Size	110 m2
Land Area	300 m2
Including	Ducted Cooling Ducted Heating Fully Fenced

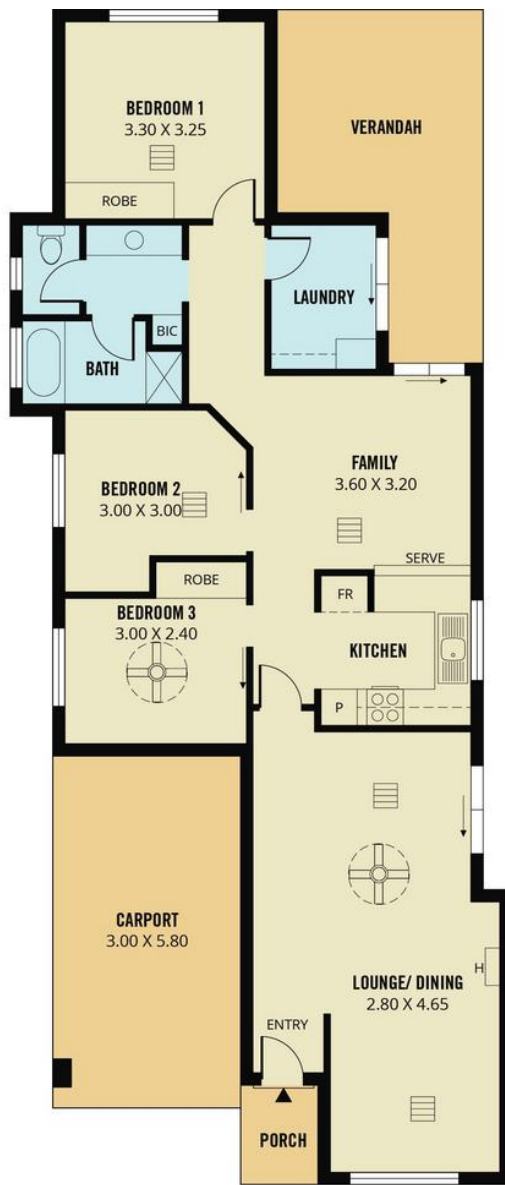
Carla Doecke 0456 830 122
Sales Specialist | carlad@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au

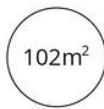


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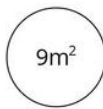
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TOTAL



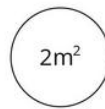
Living



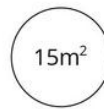
Shed



Carport



Porch



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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