



22 Prelate Court, Wynn Vale




## Modern Living in a Beautifully Maintained Family Haven

Auction Location: 22 Prelate Court, Wynn Vale SA 5127

Escape to your own private sanctuary in this beautifully presented and meticulously maintained four-bedroom family home, perfectly tucked away in a highly sought-after pocket of Wynn Vale. Built in 1990 and designed with a seamless balance of comfort, style and tranquillity, this home is a true retreat from the everyday.

The spacious master suite is a haven in itself - complete with direct courtyard access and your very own private Tempest Massage Therapy Spa, offering the ultimate space to unwind and recharge. Each of the additional bedrooms is spacious and thoughtfully appointed with robes and ceiling fans, creating restful retreats for the whole family.

From the inviting formal lounge to the expansive open-plan living and dining area, this home flows effortlessly throughout. The gourmet kitchen, complete with ample bench space, high-quality appliances, and abundant storage, makes both everyday meals and entertaining an absolute delight. Comfort is guaranteed year-round with ducted heating and cooling, while a cosy wood fire adds warmth and charm

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**FOR SALE**  
\$890,000

### AGENTS

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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

on cooler evenings.

Outside, beautifully established gardens surround the home, offering leafy views from every angle. The undercover entertaining area invites you to gather with loved ones or simply savour a peaceful moment in your own private oasis. With a double automatic garage and drive-through access, this home offers both practicality and tranquillity in equal measure.

Features to love:

- Four bedrooms, master with ensuite, walk-in robe, ceiling fan and private courtyard access
- Central open-plan kitchen with ample bench space, induction cooktop and quality stainless-steel appliances
- Tempest Massage Therapy Spa (purchased in 2022) - your own private retreat at home
- Ducted evaporative cooling, ducted gas heating and wood heater for all-season comfort
- Automatic roller shutters on front-facing windows
- Beautifully landscaped gardens with watering system
- Undercover outdoor entertaining area, perfect for relaxation or hosting
- Ample storage throughout
- Garden shed and chicken coop
- Gas hot water system
- NBN connection
- Plus much more...

Perfectly positioned close to quality public and private schools, The Grove Shopping Centre, public transport and local amenities, this home offers not just a residence but a lifestyle - a serene escape in the heart of Wynn Vale!

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

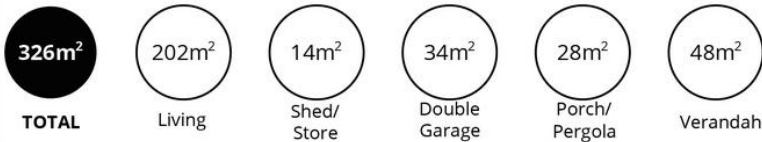
Property ID 2CCGGJU  
Property Type House  
House Size 224 m2  
Land Area 827 m2  
Including Evaporative Cooling  
Spa  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

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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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