

Wynn Vale, 25 Hillcott Avenue

Recently Refreshed and Move-In Ready!

Discover a meticulously refreshed three-bedroom home built in 1993, thoughtfully designed for modern comfort and low-maintenance living. Recently upgraded with fresh paint throughout, elegant new laminate flooring in the living areas and plush new carpeting in all bedrooms, this home is ready and waiting with nothing left to do but simply move in and enjoy!

The thoughtfully designed layout offers two separate light-filled living areas enhanced by skylights, maximizing natural light and creating a welcoming, airy ambiance. The centrally positioned kitchen is well-appointed with a gas cooktop, gas oven and ample storage, providing both functionality and convenience.

Notable features include roller shutters throughout for enhanced security, energy-efficient solar panels and a comprehensive security system - ensuring peace of mind and cost-effective living.



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
\$680,000 - \$720,000

View
ljhooker.com.au/2BKVGJU

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

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

This property presents an outstanding opportunity for first home buyers, downsizers seeking low-maintenance living, or investors aiming to enhance their portfolio with a quality asset.

Features you will love:

- * 3 bedrooms, master featuring ensuite, walk-in robe, ceiling fan and bay window
- * Bedrooms 2 and 3 with built-in robes and ceiling fans
- * Central kitchen with gas cooktop, gas oven, water filter and plenty of storage
- * Split system in family room and wall air conditioner in lounge
- * Freshly painted throughout
- * New carpets in all bedrooms and new laminate flooring throughout living areas
- * Gas space heater in family room
- * Spa bath in main bathroom with separate toilet
- * Solar panels providing energy efficiency
- * Roller shutters and security system for peace of mind
- * Undercover outdoor entertaining area
- * NBN Connectivity
- * Rainwater tank
- * Low maintenance grounds
- * Auto car garage

Conveniently located near both The Grove Shopping Centre and Surrey Downs Shopping Centre, this home offers easy access to all your shopping needs. It's also surrounded by quality public and private schools, with public transport just a short walk away on Golden Grove Road. Enjoy the outdoors with Wynn Vale Dam and various walking trails only a stroll from your doorstep.

Don't miss out on this opportunity —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 either of our two LJ Hooker Property Specialists Real Estate offices 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 About this Property

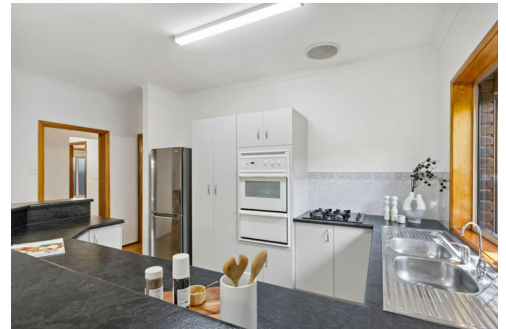
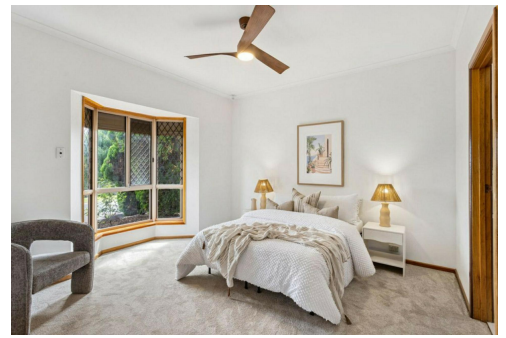
Property ID	2BKVGJU
Property Type	House
House Size	154 m2
Land Area	360 m2
Including	Air Conditioning Alarm Courtyard Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels

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Sales Specialist | carlad@ljhsales.com.au

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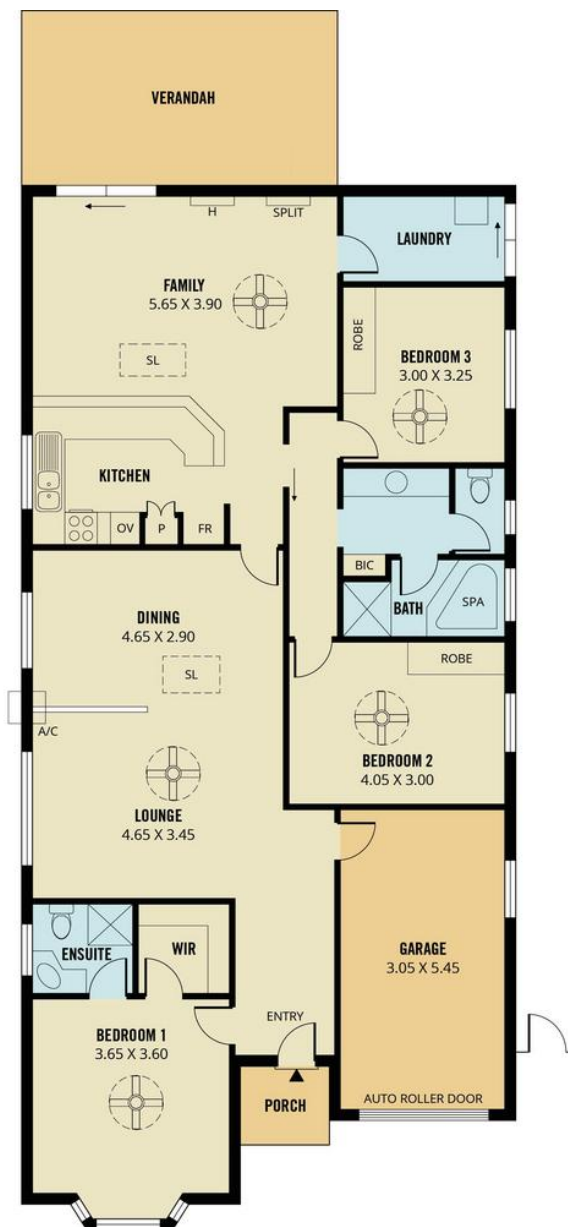
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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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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