







3 Austin Place, Wynn Vale

The Perfect Place To Call Home!

Tightly held, thoroughly loved and enjoyed by our current owners and their family for the past 33 years! The time has come for the next family to step into 3 Austin Place and make it their own.

Set on a generous allotment of approx. 690sqm and positioned perfectly, surrounded by reserves and walking trails in arguably one of the most desirable pockets of Wynn Vale, this is a home and location you will love calling your own!

Features you will love:

- Flexible floorplan ability to have two master suites
- Master bedroom with ensuite and built in robes
- Bedroom 4 with two way access to master bathroom & walk-in robe
- Bedrooms 2 and 3 with built in robes
- Ceiling fans installed to all bedrooms
- Ducted reverse cycle heating and cooling for year-round comfort
- Gas-wall heater in family room
- Raked ceilings with an abundance of natural light
- Central kitchen with gas-cooktop, ample bench space and storage & electric oven
- Multiple living areas with additional formal dining or study
- Serene outlook from outdoor entertainment area with tree-lined

4 2 2

FOR SALE
$985,000

VIEW
Sat 14th Nov @ 1:45PM - 2:15PM

AGENTS

Ryan Graham
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Carla Doecke
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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

views the ideal spot to host the family BBQ
- Several fruit trees including lemon, orange and apple
- Sufficient lawn for the family pet or the annual backyard cricket match!
- Ample off-street parking with single carport with drive through access and driveway parking

Spend quality family time taking a stroll along some of the most scenic walking trails around Jubilee Reserve and Wynn Vale Dam or spend your weekends enjoying one of the many nearby reserves, parks and playgrounds.

Add to the mix your proximity to several quality schools, including Gleeson College, Pedare Christian College and Golden Grove High School, along with multiple early learning centres, The Grove Shopping Centre, Westfield Tea Tree Plaza, Modbury Hospital, multiple sporting clubs and plenty of public transport options, including the O-Bahn for an easy commute to the Adelaide CBD.

A home with this much on offer simply won't last. Register your interest to inspect this home with Ryan Graham 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	2DYVGJU
Property Type	House
House Size	174 m2
Land Area	690 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels

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268m²	166m²	19m²	24m²	59m²
TOTAL	Living	Shed	Carport	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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