



3 Napier Court, Wynn Vale

A Rare Find in the Heart of Wynn Vale

Immaculately maintained and beautifully presented, this exceptional home is a wonderful reflection of the care and attention it has received over the years. Tucked away at the end of a quiet cul-de-sac and positioned on the high side of the street, it enjoys an elevated outlook with views towards the Gulf, while offering the privacy, tranquillity and sense of security so many buyers desire.

Built in 1990 and clearly cherished by its owners, every aspect of the home has been thoughtfully cared for, creating a warm and welcoming residence that feels immediately like home. Filled with natural light, the interiors feature stylish porcelain tiles and LED downlights throughout, while three well-proportioned bedrooms provide comfortable accommodation for families, couples or those seeking space to grow. The master suite features a walk-in robe and private ensuite, while the remaining bedrooms include built-in robes. A dedicated study provides a quiet and practical space for working from home or for children to study, while two separate living areas offer wonderful flexibility, giving everyone the freedom to come together or enjoy their own space. Ducted evaporative air-conditioning and ducted gas heating ensure the home remains comfortable throughout every season.

3 2 3

FOR SALE
\$899,000 - \$969,000

VIEW
Sat 3rd Oct @ 2:00PM - 2:30PM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

LJ Hooker

At the heart of the home, the centralised kitchen overlooks the family room and is designed to make everyday living and entertaining effortless. Complete with ample cupboard and bench space, gas cooking, a brand-new electric oven, stainless-steel dishwasher and water filter, it provides everything needed for relaxed family living.

Beyond the family room, the expansive outdoor entertaining area beneath the pitched pergola creates an inviting extension of the home. Whether you're hosting family celebrations, enjoying a weekend barbecue with friends or simply unwinding at the end of the day, this is a space designed to be enjoyed. A water feature adds to the peaceful ambience, while the beautifully manicured gardens and lawns provide a picturesque backdrop and are fully irrigated for easy maintenance and year-round presentation.

Features you'll love:

- Three well-proportioned bedrooms, with the master suite featuring a walk-in robe and private ensuite, while the remaining bedrooms include built-in robes.
- Dedicated study, providing a practical and private space for working from home or for children to study.
- Centralised kitchen overlooking the family room, complete with gas cooktop, brand-new electric oven, dishwasher, water filter and ample cupboard and bench space.
- Ducted evaporative air-conditioning and ducted gas heating for year-round comfort.
- LED downlights throughout, complementing the home's natural light and adding a modern touch.
- Automatic roller shutters to the front room, providing added privacy, security and light control.
- Stylish porcelain floor tiles throughout, combining a contemporary feel with easy-care practicality.
- Expansive outdoor entertaining area featuring a pitched pergola and water feature, creating an inviting setting for entertaining family and friends.
- Secure gated front porch with intercom system, providing an additional layer of privacy and security.
- Security system for added peace of mind.
- Beautifully manicured front and rear gardens, fully equipped with irrigation for easy maintenance and year-round presentation.
- Generous undercover vehicle accommodation for up to four cars, with convenient drive-through access offering excellent flexibility for vehicles, trailers or additional storage.
- Garden shed.
- Gas hot water system.

Perfectly suited to first-home buyers, downsizers or young families, this is a home where genuine pride of ownership is evident from the moment you arrive. With Kings Baptist Grammar School and Keithcot Primary School within walking distance and public transport close by, everyday life is made easy. Sunnybrook Shopping Centre and The Grove Shopping Centre are also nearby, providing convenient access to shopping, dining and everyday essentials.

Peaceful, private and lovingly cared for, this is a home that invites you to slow down, settle in and enjoy the lifestyle it has to offer. Simply move in, unpack and make it your own - a rare opportunity to secure a beautifully maintained home in a sought-after Wynn Vale setting, ready to begin its next chapter.

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	2DZFGJU
Property Type	House
House Size	169 m2
Land Area	689 m2
Including	Study
	Evaporative Cooling
	Alarm
	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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