







30 Baldwin Court, Wynn Vale

# Don't Miss Your Chance to Make It Yours!

Set in a quiet Wynn Vale cul-de-sac, this 3-bedroom family home offers a versatile layout with multiple spacious living areas, situated in a wonderful location for young families close to nearby schools and kindergarten, and many parks to explore with children on the weekends. The homes central kitchen is equipped with generous bench space making it the ideal casual meals area, a walk-in pantry and quality appliances, along with a built-in study nook adjacent for little ones to get their homework completed.

Towards the front of the home the lounge's loft ceiling adds character and a sense of space perfect as a parents retreat when children have friends over. The large main living flows seamlessly outside via twin French doors to a spacious undercover entertaining area, with stunning gulf views making the perfect backdrop for long summer afternoons, relaxed evenings and weekends spent with family and friends.

Features Include:

- Three bedrooms, master with walk in wardrobe, ceiling fan, and sheer curtains
- Bedrooms 2 and 3 with built in wardrobes

3 2 2

**FOR SALE**
$835,000 - $875,000

**VIEW**
Sat 21st Nov @ 3:30PM - 4:00PM

**AGENTS**

Shaun Roberts
0435 367 534
shaunr@ljhsales.com.au

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

**AGENCY**

LJ Hooker Property Specialists
(08) 8289 6660

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Interested parties must rely solely on their own enquiries.

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- Kitchen with island bench, Delonghi gas cooktop, two Bosch pyrolytic ovens, Bosch dishwasher, walk in pantry and large glass window overlooking courtyard
- Lounge with loft ceiling, and access to courtyard
- Family/dining area with Reverse Cycle split system A/C, and twin French doors extending to outdoor entertaining
" Outdoor entertaining with pitched roof, and bar seating with views
" Outdoor dining with café blind to courtyard
- Courtyard with lawn, raised garden beds, and gate to front
- Rear lawn with garden shed, and raised garden beds
- Study nook located in kitchen
- Ducted evaporative air conditioning
- 1.5 kW solar panels to save on electricity bills
- Updated modern bathroom with floor to ceiling tiles, and tub
- Second bathroom, with separate vanity, and built in linen cupboard
- Double roller door garage with right side (wall operated power garage door) converted to laundry, perfect for storing bikes, home gym or trailer
- Laundry located in the garage with floor to ceiling tiles
- Additional driveway space, with extra parking space on right side of front yard perfect for boats or caravans, up to 5 parks available off-street

Families will appreciate having King's Baptist Grammar School just around the corner and Keithcot Farm Children's Centre up the road, making the school run that little bit easier. Kempson Reserve is also nearby for outdoor play, weekend walks and time with the kids, while The Grove Shopping Centre is just a short drive away for groceries, cafés and everyday essentials. With local parks, schools and shopping all within easy reach, this is a location that makes family life convenient.

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 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

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## MORE DETAILS

| | |
|---|---|
| Property ID | 2E4CGJU |
| Property Type | House |
| House Size | 151 m2 |
| Land Area | 488 m2 |
| Including | Air Conditioning<br>Ducted Cooling<br>Evaporative Cooling<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Solar Panels |











**Shaun Roberts 0435 367 534**
Managing Partner | Sales Specialist | shaunr@ljhsales.com.au
**Carla Doecke 0456 830 122**
Sales Specialist | carlad@ljhsales.com.au

**LJ Hooker Property Specialists (08) 8289 6660**
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au

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| 277m² | 176m² | 7m² | 29m² | 23m² | 42m² |
|---|---|---|---|---|---|
| TOTAL | Living | Shed | Garage | Porch/ Verandah | Outdoor Ent./ Courtyard |

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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