



4 Birchwood Court, Wynn Vale

A Stunning Location Near to Nature and Perfect for Families!




Auction Location: 4 Birchwood Court, Wynn Vale SA 5127

Situated in a quiet leafy tree lined cul-de-sac is this delightful 4 bedroom family home on a generous 650sqm (approx.) of land. Inside the home the floorplan is thoughtfully designed creating comfortable spaces to bring family together or separately recline and unwind.

Living areas flow seamlessly to the large central outdoor entertaining space with easy access to the backyard, shed and large lawn space perfect for those with young children or pets.

Features Include:

- 4 bedrooms, master with walk in wardrobe and ensuite
- Large, bedroom 2 overlooks the front yard
- Bedrooms 3 and 4 both with built in wardrobes
- Formal dining with adjacent family room
- Kitchen with gas cooktop oven, dishwasher and cupboard pantry
- Large lounge to the rear of the home with sliding access outdoors
- Main bathroom with bathtub, separate vanity and toilet
- Paved outdoor entertaining with pitch roof pergola and outdoor speakers

4  2  2 

FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

LJ Hooker Property Specialists
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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**

- Generous lawn space with shed, perfect for kids and pets
- Ducted evaporative cooling with ducted gas heating
- Roomy front garden all on irrigation system
- Double automatic garage with access to rear outdoor entertaining via manual roller door

Situated just moments from the scenic Wynn Vale Dam and its picturesque walking trails, ideal for morning strolls or weekend adventures. Families will appreciate access to quality local schools, while everyday essentials are easily accessible at The Grove Shopping Centre. With Shearwater Park also close by. There's no shortage of green space and natural beauty to enjoy in this highly sought-after pocket!

Enquiry 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	2CMZGJU
Property Type	House
House Size	175 m2
Land Area	650 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Dishwasher Secure Parking Remote Garage Water Tank

Shaun Roberts 0435 367 534

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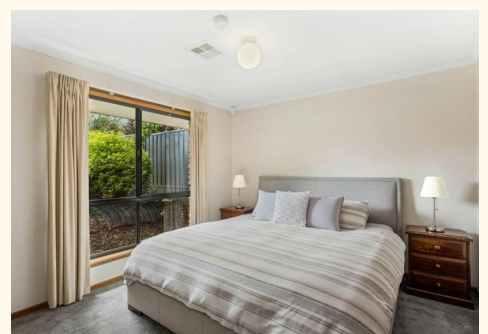
Carla Doecke 0456 830 122

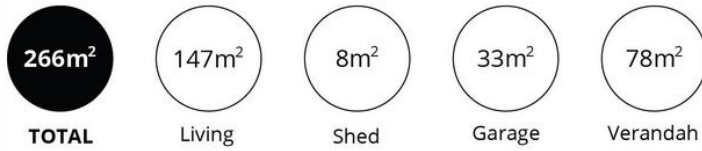
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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