

## Wynn Vale, 42 Brunswick Terrace

Stop The Search!

Auction Location: Onsite

Auction - Onsite, Saturday the 2nd of December 2023 at 11:00am

Tucked away on Brunswick Terrace is a home perfectly suited for a growing family.

Originally constructed in 1993, this presents a fantastic opportunity to secure a home in this highly-desirable suburb, a location you will undoubtedly cherish as your own!

This home stands ready for its new owners and all their ideas. It is situated on a manageable Torrens Titled allotment of approximately 570 sqm, boasting a



**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

Auction (\$720,000)

### View

[ljhooker.com.au/29KRGJU](https://ljhooker.com.au/29KRGJU)

### Contact

#### Ryan Graham

0400 912 287

[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

#### Carla Doecke

0456 830 122

[carlad@ljhsales.com.au](mailto:carlad@ljhsales.com.au)

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**(08) 8289 6660**

street frontage of approximately 19 meters.

Key Features Include:

- \* Four bedrooms, with the master featuring a walk-in robe and ensuite.
- \* Bedrooms 2 and 3 equipped with ceiling fans and built-in robes.
- \* Ducted evaporative cooling throughout, ideal for the warmer months.
- \* Gas wall heater in the main living/dining area, with a vent into the lounge room.
- \* A spacious kitchen with ample storage, a skylight, electric cooktop, breakfast bar, and pantry.
- \* A flexible floor plan with multiple living areas and a separate meals/dining space.
- \* Solar system installed.
- \* Easy-to-maintain floorboards throughout the entire home.
- \* New carpets have been installed in all bedrooms.
- \* The interior has been freshly painted.
- \* Sufficient off-street parking available, with a single carport and an automatic roller door.
- \* A paved outdoor entertainment area with a large pergola, perfect for family BBQs.
- \* Enough lawn for the annual cricket match or your family pet!
- \* Moments away from the Wynn Vale Dam and Alicante Reserve.

Take a leisurely stroll along some of the most scenic and beautiful walking trails around the Wynn Vale Dam or spend your weekend with the family at the Alicante Reserve and Playground.

Despite this tranquility, you're only a stone's throw away from Gleeson College, Pedare Christian College, Golden Grove High Schools, St Francis Xavier, Golden Grove Lutheran Primary School, early learning centers, The Grove Shopping Centre, Westfield Tea Tree Plaza, Modbury Hospital, multiple sporting clubs, and numerous public transport options, including the O-Bahn for an easy commute to the Adelaide CBD.

With so much on offer, this is an opportunity you won't want to miss!

Contact Ryan Graham at 0400 912 287 to register your interest 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 any of our 3 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	29KRGJU
Property Type	House
House Size	152 m <sup>2</sup>
Land Area	570 m <sup>2</sup>

**Ryan Graham 0400 912 287**

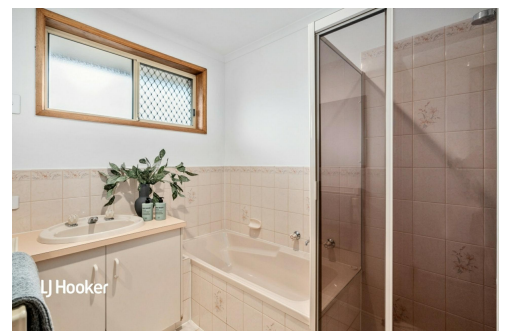
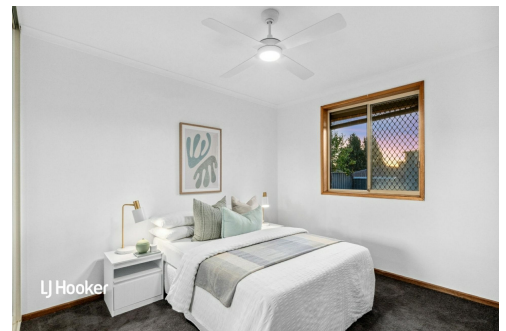
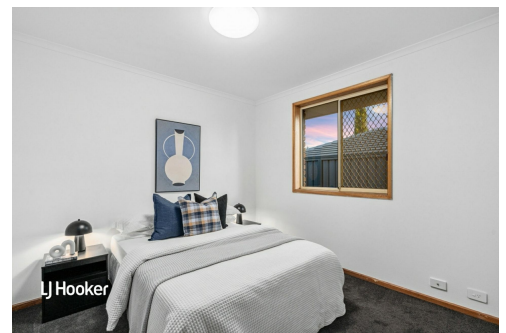
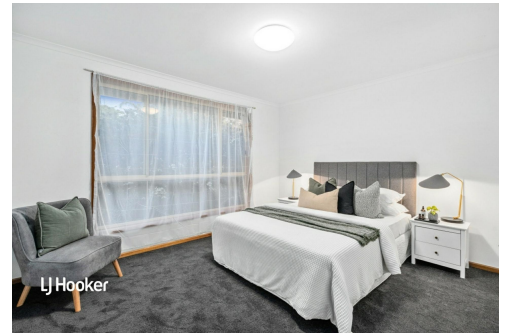
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

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Sales Specialist | [carlad@ljhsales.com.au](mailto:carlad@ljhsales.com.au)

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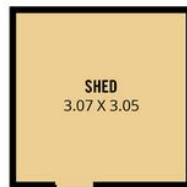
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



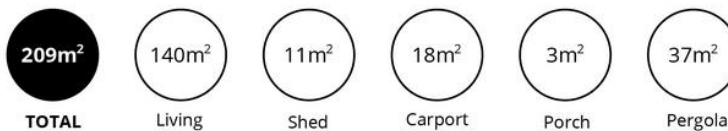
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APPROX. LOCATION



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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