

## Wynn Vale, 6 Thomas Court

Hidden gem in a private and quiet location

3 1 2

Nestled at the end of a quiet court, this well maintained, 1990-built home offers a perfect retreat for those seeking comfort and privacy. Whether you're a first-time buyer, looking to downsize, or a savvy investor, this property provides a unique opportunity to enjoy a serene and secluded lifestyle in a highly sought-after area of Wynn Vale.

Positioned at the rear of the allotment, the home ensures peace and privacy, while the double carport and extended driveway offer generous parking space for multiple vehicles. The outdoor area is a delightful space to relax with a morning coffee or gather with friends, while the backyard is perfect for children and pets to play. This home is not just a place to live-it's a peaceful escape from the everyday hustle, designed for those who value both convenience and tranquility.

Features you will love:

\* Three bedrooms, master with built-in robe and ceiling fan



**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**  
\$649,000 - \$679,000

**View**  
[ljhooker.com.au/2ANHGJU](http://ljhooker.com.au/2ANHGJU)

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**LJ Hooker Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**



- \* Centralized kitchen with gas cooking and plenty of storage
- \* Ducted evaporative air conditioning and gas wall heater for year-round comfort
- \* Contemporary color scheme throughout
- \* Undercover outdoor area
- \* Double carport with plenty of parking for multiple vehicles
- \* Garden shed

Currently tenanted on a periodic lease at \$460 per week.

Conveniently located nearby to The Grove and Sunnybrook shopping centres, public and private schooling, public transport and many of the area's beautiful parks and reserves.

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 either of our two 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.

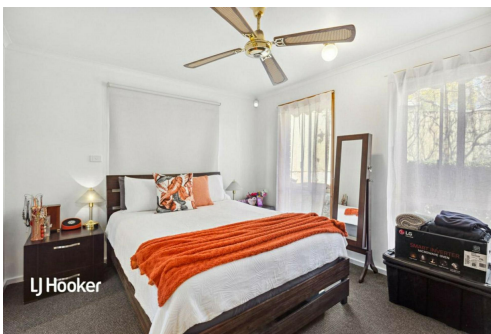
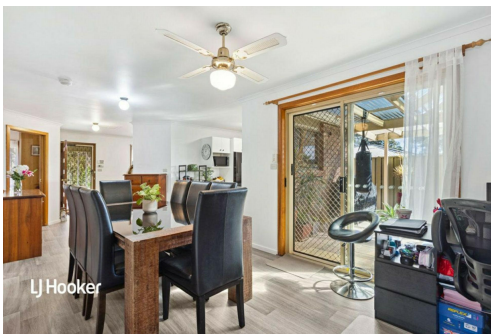
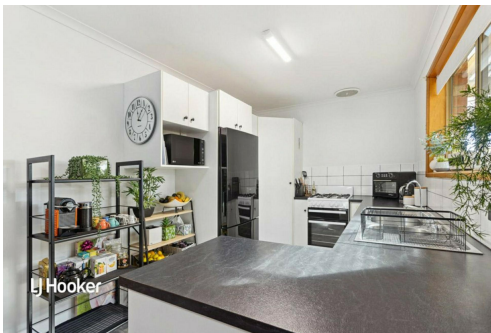
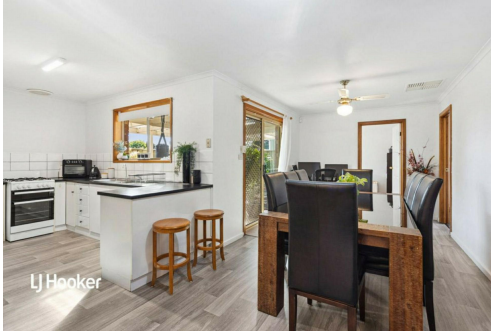
RLA 208516

## More About this Property

Property ID	2ANHGJU
Property Type	House
House Size	125 m <sup>2</sup>
Land Area	476 m <sup>2</sup>
Including	Evaporative Cooling Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

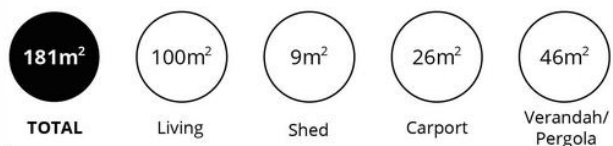
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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