



## Wynn Vale, 7 Irvine Court

More than a Great Location!

You will love the location but that is just the beginning!

This lovely home that is set amongst other quality homes on a quiet court in the popular area of Wynn Vale, offers modern open plan living with just a little style. You will love the large split-level lounge, dining and family area with the centrally located and updated kitchen, plus the outside entertaining areas that are perfect for relaxing and larger family gatherings. Set on a fully established and generous 642sqm (approx.) allotment with established gardens provides the space for kids and pets to enjoy.

Offered with immediate vacant possession makes this the perfect home for the smart investor that's looking to invest and take advantage of this new market. Alternatively, it's also ideal for those starting out and looking for their first home or others looking to downsize and settle in this lovely suburb.



**For Sale**  
Under Contract

**View**  
By Appointment

**Contact**  
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**Carla Doecke**  
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**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.

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

Conveniently located, just 40 minutes from Adelaide CBD and providing easy access to a choice of local shopping precincts, parks, schools and public transport, ensures it ticks all the right boxes for the whole family!

You will love:

- \* Well-appointed updated kitchen with gas cooking
- \* Three bedrooms, all with built in robes
- \* Ducted cooling throughout, plus split system air-conditioning and gas heater
- \* Secure parking under carport with auto panel lift door
- \* Outside entertaining that's perfect for family gatherings
- \* Fully established low maintenance gardens

Rental appraisal can be provided upon request

Don't miss this one!

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 About this Property

<b>Property ID</b>	2BYTGJU
<b>Property Type</b>	House
<b>House Size</b>	128 m2
<b>Land Area</b>	642 m2
<b>Including</b>	Ducted Cooling Evaporative Cooling Toilets (1) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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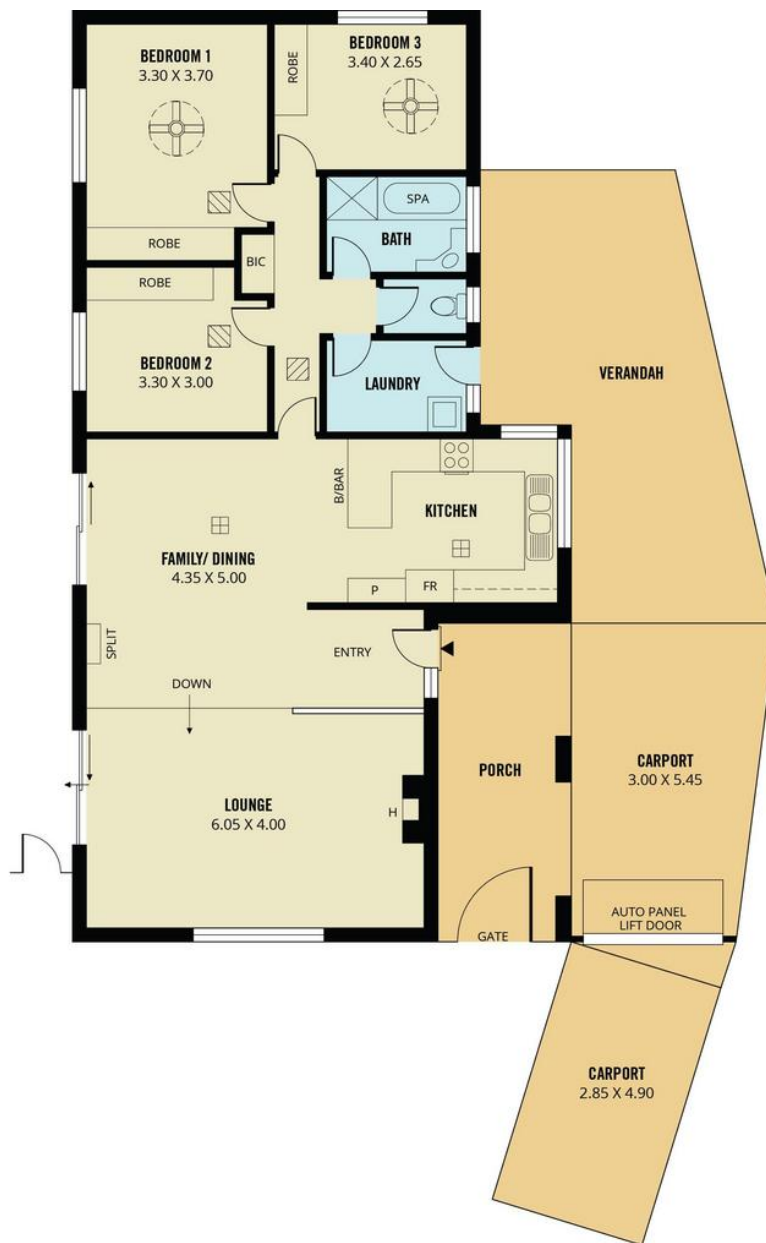
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211m<sup>2</sup>

TOTAL

127m<sup>2</sup>

Living

4m<sup>2</sup>

Shed

35m<sup>2</sup>

Carport

14m<sup>2</sup>

Porch

31m<sup>2</sup>

Verandah

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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