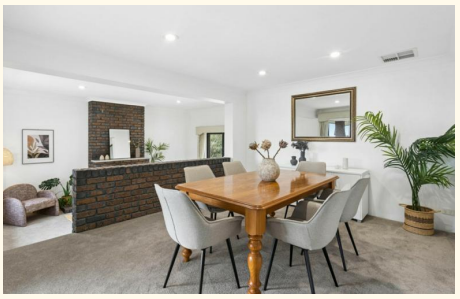

7 Viewpoint Court, Wynn Vale

A Peaceful Family Haven with Leafy Surrounds

Auction Location: 7 Viewpoint Court, Wynn Vale SA 5127

Nestled at the end of a peaceful private cul-de-sac and embraced by leafy surrounds, this inviting split-level family home offers the perfect balance of space, comfort and lifestyle. Set on approximately 809sqm and built in 1989, this is a home where growing families can truly put down roots, with nature at your doorstep and a welcoming, family-friendly neighbourhood to enjoy.

Thoughtfully designed, the home offers exceptional flexibility with up to five bedrooms. The generously proportioned master suite provides a peaceful parents' retreat, while the versatile fifth bedroom can easily be adapted as an additional living area, children's rumpus, home office or guest accommodation to suit your family's changing needs.

At the heart of the home, the contemporary open-plan kitchen is designed for everyday living and effortless entertaining. Featuring a gas cooktop, quality stainless steel appliances and an abundance of storage, it flows seamlessly into the spacious family room, complete with a built-in bar and views across the outdoor entertaining area. A separate formal lounge and dining area provide the perfect place to

5 3 2

FOR SALE
$1,190,000

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

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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

unwind beside the cosy wood fire, creating a warm and inviting atmosphere during the cooler months.

Year-round comfort is assured with ducted evaporative cooling and ducted gas heating, ensuring the home remains comfortable through every season.

Car enthusiasts, tradies and hobbyists will appreciate the double garage, complete with the convenience of a toilet and shower. Beneath the garage, the air-conditioned workshop with a sink provides an ideal space for projects, hobbies, a home gym or additional storage. There's also dedicated space to securely park a caravan, trailer or additional vehicles, making this home as practical as it is appealing.

Step outside and discover a lifestyle immersed in nature. Surrounded by tranquil bushland, leafy outlooks and scenic walking trails, you'll enjoy the feeling of a peaceful retreat while remaining close to everyday conveniences.

Features You'll Love:
- Split-level family home positioned at the end of a peaceful private cul-de-sac
- Generous master suite featuring a built-in robe and private ensuite
- Built-in robes to bedrooms two, three and four
- Flexible floorplan offering a potential fifth bedroom, second living area, rumpus room or home office with direct outdoor access
- Contemporary open-plan kitchen with a five-burner gas cooktop, oven, dishwasher and an abundance of storage
- Spacious family room complete with a built-in bar and seamless access to the outdoor entertaining area
- Formal lounge and dining area featuring a cosy wood fire
- Ducted evaporative air conditioning and ducted gas heating for year-round comfort
- Stylish downlights throughout
- New carpets throughout the main living areas and rear bedrooms
- Covered outdoor entertaining area overlooking tranquil leafy surrounds
- Air-conditioned workshop with a sink - ideal for hobbies, projects or additional storage
- Double garage with the convenience of an adjoining toilet and shower
- Space to securely park a caravan, trailer or additional vehicles
- Gas hot water system
- Plus so much more!

Offering generous family living, versatile spaces and a peaceful setting where children can grow, explore and play, this is a wonderful opportunity to secure a spacious home in a tightly held, family-friendly neighbourhood. Surrounded by leafy reserves and walking trails, with quality schools, shopping, public transport and everyday conveniences just moments away, this is a lifestyle you'll love for years to come.

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

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.

MORE DETAILS

Property ID	2DNMGJU
Property Type	House
House Size	297 m2
Land Area	809 m2
Including	Evaporative Cooling Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Remote Garage

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

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.

SITE PLAN
(NOT TO SCALE)

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.

Produced by **The Fotobase Group**

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.