



1/30 Linwood Court, Wynn Vale

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New Beginnings with Future Potential

Nestled in a quiet and highly sought-after pocket of Wynn Vale, this well-positioned two-bedroom unit, built in 1992 and set on approximately 342sqm, presents an outstanding opportunity for first home buyers, downsizers and savvy investors alike.

Recently refreshed throughout, the home features fresh paint, brand-new carpets, stylish laminate flooring, and new roller blinds, creating a bright and welcoming environment from the moment you step inside.

While much of the hard work has already been completed, there is still scope for the new owner to add their own personal touches and further enhance the property to suit their tastes and lifestyle.

Whether you're looking to move straight in, invest or undertake a value-adding renovation, the canvas has been set for you to make it your own.

Key Features:

- Two bedrooms, master with built-in robe and ceiling fan
- Freshly painted throughout
- New carpets to both bedrooms and new laminate flooring

FOR SALE
\$600,000 - \$660,000

VIEW
Sat 20th Jun @ 2:30PM - 3:00PM

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**

- throughout main areas
- New roller blinds throughout
- Reverse cycle split system in front lounge room providing year-round comfort
- Central kitchen with electric cooking and ample storage
- Undercover veranda, ideal for entertaining
- Secure undercover carparking

Conveniently located within walking distance to Kings Baptist Grammar School, Keithcot Farm Primary School, and public transport, the property also enjoys easy access to a range of shopping facilities, parks, reserves, and other everyday amenities. Don't miss this affordable opportunity to secure a home in one of Wynn Vale's most convenient and family-friendly locations.

CT / 5879/353

Land / 342m2 (approx.)

Primary Community Fees: \$265 per quarter (approx.) admin fund and \$54 per quarter (approx.) sinking fund

Easements/ Nil

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	2DG5GJU
Property Type	House
House Size	84 m2
Land Area	342 m2
Including	Air Conditioning Outdoor Entertaining

Carla Doecke 0456 830 122

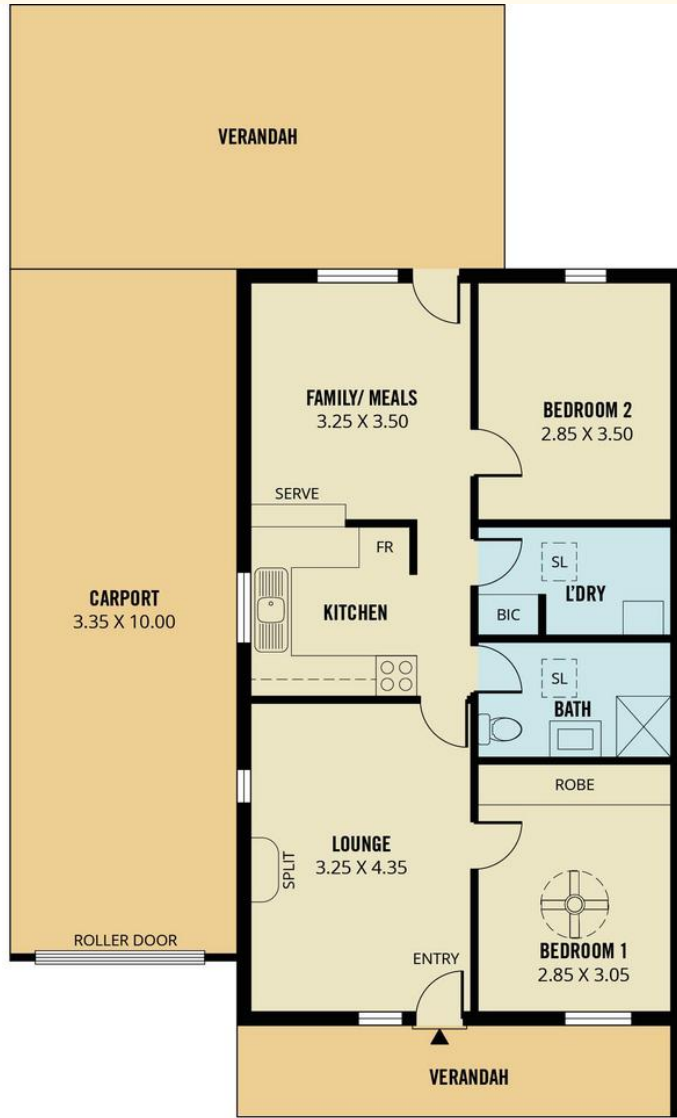
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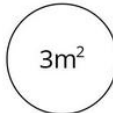




TOTAL



Living



Shed



Carport



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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