



GOLDEN GROVE - Is a New Home in Your New Year Resolutions?

\$449,950

Perfectly positioned on a corner block in a no-through road, this immaculate home is ideal for the young family. Everything you need is all here in Golden Grove, a suburb well known for its leafy streets and sense of community. You are spoilt for choice with numerous high-quality schools close by; Pedare Christian College and Golden Grove High School are both within walking distance, and The Heights School is less than 10 minutes down the road.

The home itself has been meticulously cared for, boasting 3 bedrooms all with built-in robes and a practical two-way bathroom. There will be no fights over who has the remote, with two separate living areas, providing plenty of space for everyone. The beautiful timber kitchen is central to the home and features all the mod-cons you would expect, including dishwasher, stainless steel appliances and walk-in pantry.

If entertaining is your thing, you won't be disappointed. The pitched roof pergola overlooks the salt-chlorinated, heated swimming pool and has easy access to the designated bar inside, while feeding your friends and family will be a breeze with the wood fired pizza oven.

All of this is surrounded by superbly established gardens and manicured lawns, easily maintained with an automated irrigation system.

RLA 249396

Upcoming Inspections

Inspect by appointment, contact agent.

Land Size

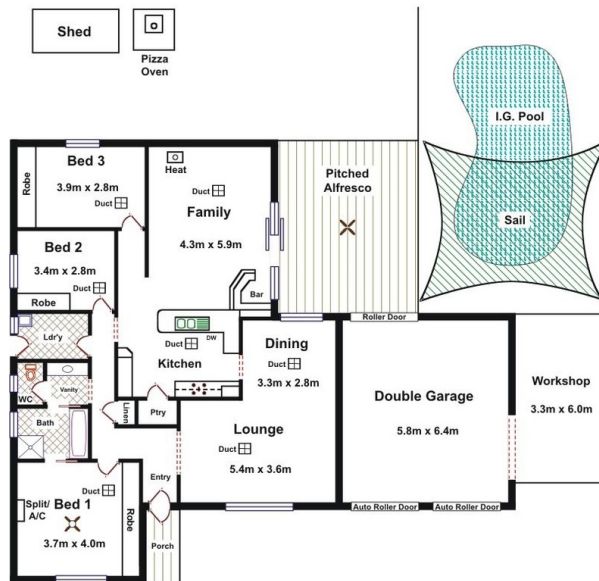
624 m2

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Area	M ²
Living	153.41
Garage	42.92
Alfresco	30.75
Porch	3.14
Total Approx	230.22

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agents can accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

