

**15 Baldwin Court, Wynn Vale, SA 5127**



**House For Sale**

Tuesday, 14 May 2024

**15 Baldwin Court, Wynn Vale, SA 5127**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 447 m2**

**Type: House**



**Bjorn Kunzel**  
0404164447



**Mike Lowrie**  
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## Auction 2nd June (USP)

This awesome home at 15 Baldwin Court Wynn Vale has got it all! Positioned opposite a reserve in a very quiet cul-de-sac and surrounded by walking trails with Kings Baptist School and Keithcot Primary School just 2 minutes walk away, this is not only picture perfect but location perfect also. Featuring 3 bedrooms, master with a walk-in robe and ensuite plus main bathroom with a separate toilet, this home is perfect for everyone and provides an additional study/formal dining as well as two living areas. And to top it all off, there's a double garage, providing plenty of space for parking your vehicles or storing your belongings. It's always nice to have that extra room, right? Located in Wynn Vale, this property is in a great neighborhood with convenient access to schools, parks, shopping centers, and more. It's the perfect place to call home!

NOTE: SALE IS BY WAY OF AUCTION ON SUNDAY THE 2ND OF JUNE 2024 WITH BUYER REGISTRATION FROM 12PM AND A 12:30PM AUCTION START UNLESS SOLD PRIOR. FEATURES INCLUDE: \* Built in 1990. \* 447m2 Land size (appx). \* 145m2 Interior living area (appx). \* 211m2 Total living area including gge + pergola (appx). \* 3 Bedrooms, all with robes. \* Master bedroom with walk in robe & ensuite. \* Floating floors in main living areas. \* Freshly painted throughout. \* Ducted evaporative cooling throughout (near new). \* Gas heating in family room area (near new). \* Formal front lounge room. \* Central formal dining/study/games room. \* Open plan kitchen meals and family room. \* Gas hot water service. \* Gas cook top in kitchen. \* Kitchen with ample cupboard space. \* Main bathroom with separate toilet. \* Laundry with built ins. \* HUGE pitched pergola entertaining area. \* Double garage under the main roof. \* Rare flat land holding. \* PLUS MORE. This is one home that you will not want to miss, so get in early and make an offer before auction as the vendor is looking to sell asap. If you have any other questions or if there's anything else I can assist you with, feel free to contact Team Bjorn Kunzel on 0404164 447 777 X Agent Of The Year Winners 4 X Icon Agent eXp Australia #1 Agent at eXp Australia 2020 - 2023 Team Leader @ eXp SA Thinking of making a move? We are a world wide company with over 89,000 agents in 24 countries and growing. Find out about the eXp difference and HOW our sellers save time and money. RLA 300 185

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