



## FOR SALE

### OWNERS WANT IT SOLD..... BE IN BEFORE CHRISTMAS

Blue Door Property Sales | @realty agent Shane Magor, proudly presents 4 Shiraz Court, Myponga FOR SALE.

\*\*\* OPEN INSPECTION BY APPOINTMENT ONLY - CONTACT AGENT TO ARRANGE VIEWING \*\*\*

The owners want it SOLD.....

Located in the Vines Estate and built in 2015, this Statesman built home on approx. 560m<sup>2</sup> is the perfect family home in the increasingly popular Myponga township.

With all the work done to a high standard, this property is beautifully presented and styled with neutral tones and is walk in ready.

Included in the sale comes the 5,000 Ltr 4 seat swim spa, Jack Daniels 8 Ball Table and 8-seater outdoor table ready to relax and entertain in the extensive and well-designed undercover entertaining area.

Additional features include:

- Master Bedroom with walk in robe and ensuite
- Ducted Heating and Cooling
- 2700mm ceilings
- Study nook
- Gas cooktop and electric oven
- External & Internal Insulation
- Gas Instant Hot Water System
- 2 x 10,000 Ltr Water Tanks
- 1 x 1,000 Ltr Water Tank plumbed to main toilet
- 3m x 2.5m Garden Shed
- Internal & External Sound System
- 4.5kw Solar System

4 BED | 2 BATH | 2 CAR

PRICE:

\$355,000 to \$385,000

OPEN FOR INSPECTION:

N/A



**Shane Magor**

**0400254933**

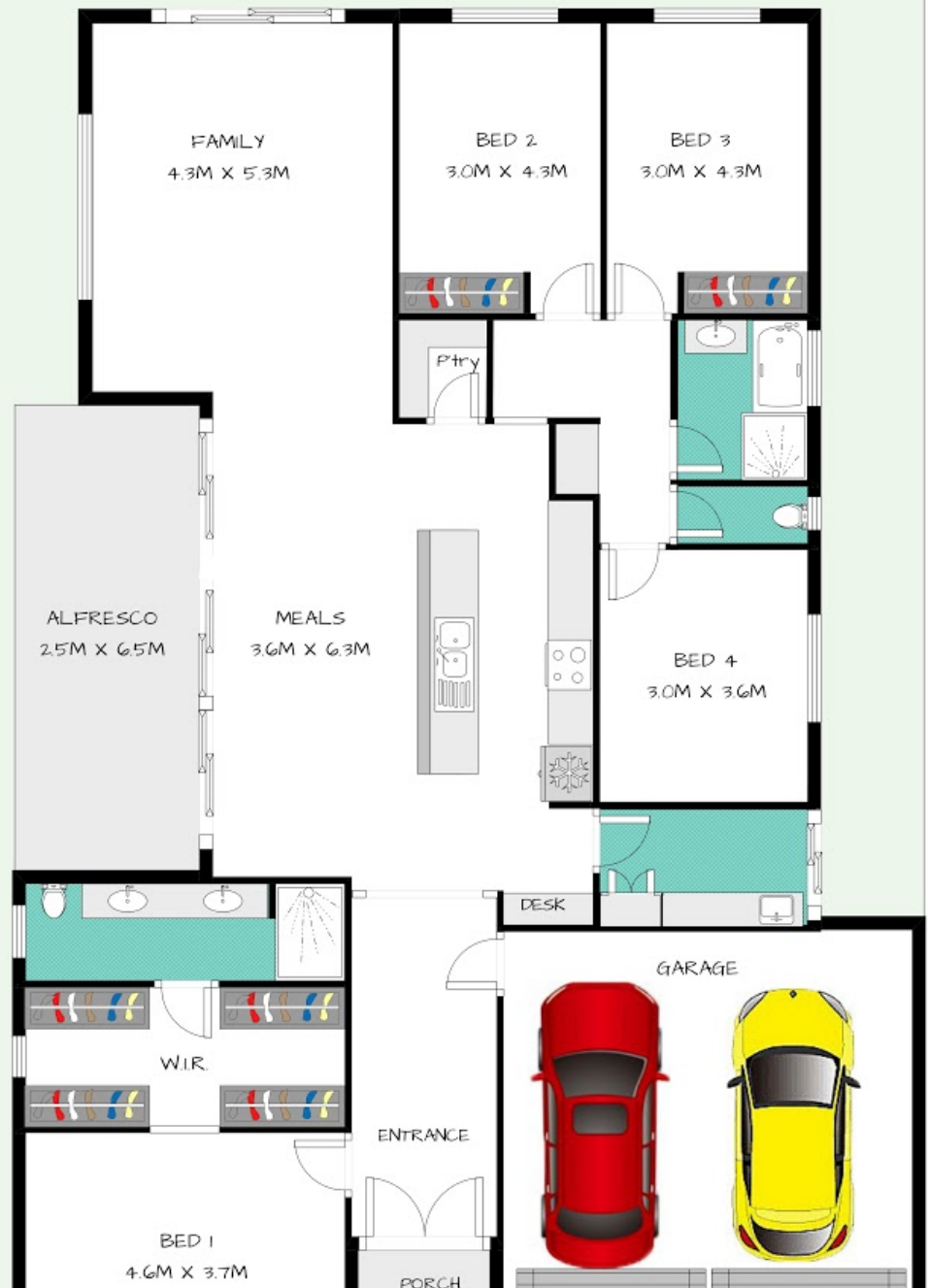
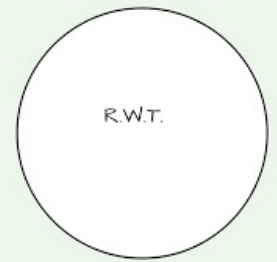
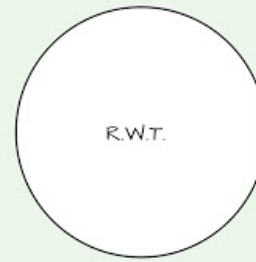
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# APPROXIMATE AREAS

House	159.5 Sq/M
Alfresco	16.2 Sq/M
Garage	32.1 Sq/M
Total	207.8 Sq/M



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

4 SHIRAZ COURT  
MYPONGA



whilst every care was taken, these measurements & illustrations  
are approximate & cannot be relied upon for any purpose.