



**SOLD**

## 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. 560m2 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

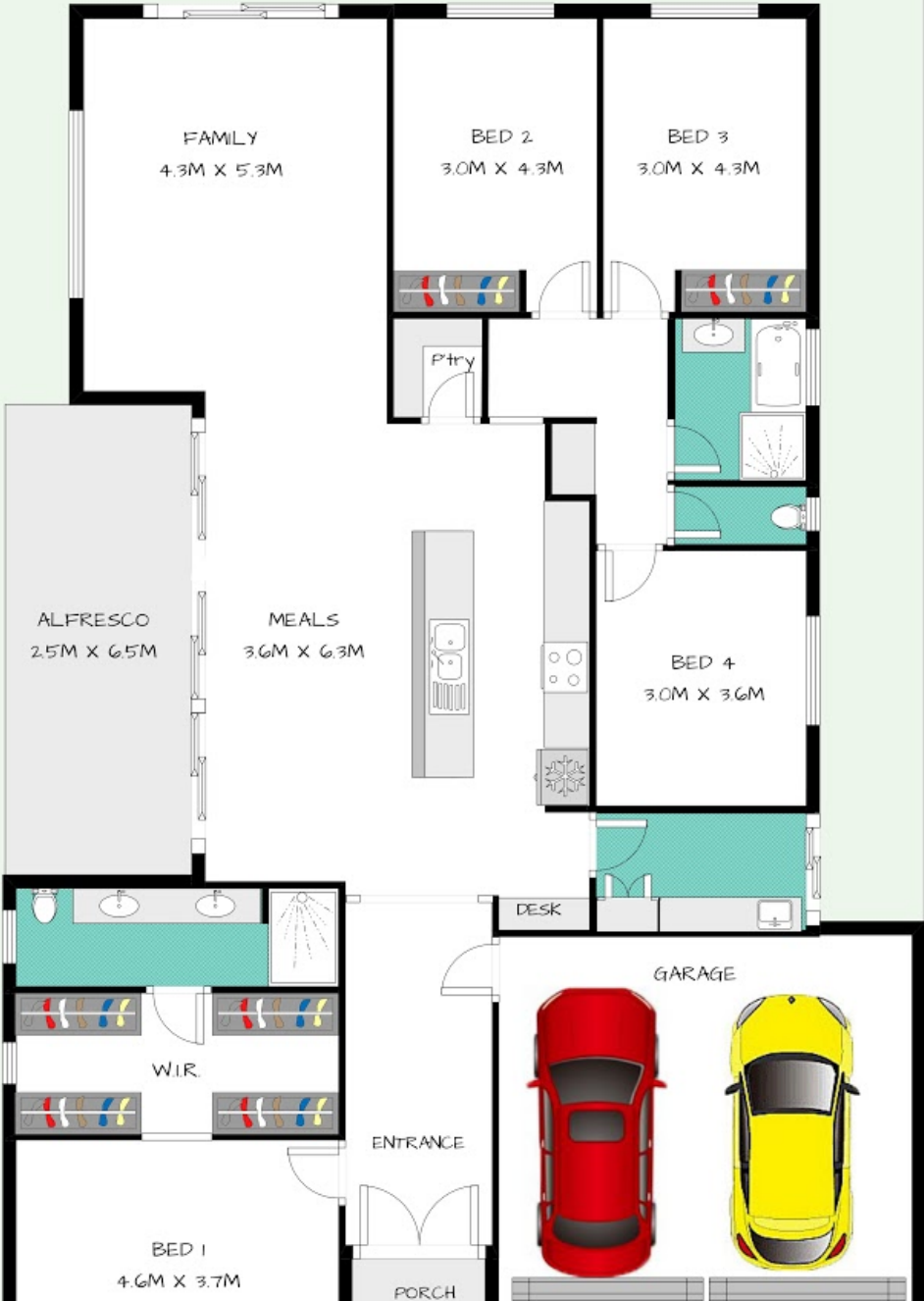
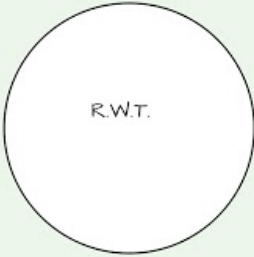
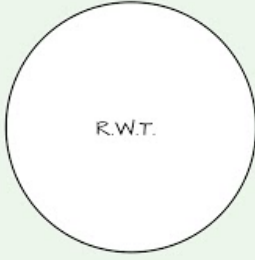
PRICE:  
\$365,000

OPEN FOR INSPECTION:  
N/A



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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.