

# 1/1A Forrest Avenue, Valley View, SA 5093



## Sold House

Thursday, 7 March 2024

1/1A Forrest Avenue, Valley View, SA 5093

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 90 m2

Type: House



John Ktoris

0433666129

**\$385,000**

Say hello to a beautifully renovated 2-bedroom unit, bathed in natural light and equipped with all the modern amenities for a comfortable lifestyle. Whether you're a first-time homebuyer, looking to downsize, or seeking a hassle-free investment opportunity with a tenant already in place, this exceptional offering is not to be overlooked. Welcome home to 1/1A Forrest Avenue, Valley View, nestled on the corner within a well-kept community of 3 units in the heart of Adelaide's North East. This prime location ensures an abundance of shopping options, top-notch schools, and beautiful parks are within arms reach. Step inside and be greeted by the inviting front living room, complete with stylish floating floors and sleek down-lights, creating a modern feel. Venture further into the renovated kitchen, boasting sleek modern cabinetry, a white tiled backsplash, and stainless steel appliances including a gas cooktop. Down the hall, discover two bedrooms, both carpeted and equipped with ceiling fans. The main bedroom comes with a built-in robe for convenient storage. Completing the floor plan is a stylish bathroom, adorned with floor-to-ceiling tiling, a modern vanity, and a built-in bath and shower. Step outside to a great sized yard that invites you to unwind and enjoy the fresh air. This charming space features a lovely verandah, paved area, well-kept lawn and a garden shed, offering a neat and easy-to-care-for spot to enjoy the sunshine. This location truly encompasses convenience, with Gilles Plains Shopping Centre, Ingle Farm Shopping Centre, and Westfield Tea Tree Plaza all within a 5-minute drive, putting everything you need right at your fingertips. Families are well-catered for, as excellent schools like St. Paul's College, Valley View Secondary School, and Valley View Kindergarten are just a stone's throw away. What's more, with a bus stop practically at your doorstep, reaching your destinations has never been simpler. Check me out: - Existing tenancy in place at \$330 per week until 06/02/2025 - Current rental appraisal between \$390 - \$420 per week - Renovated 2-bedroom unit - Modern kitchen with gas cook-top, tiled backsplash and sleek cabinetry - Both bedrooms equipped with carpet and ceiling fans - Built in robe to main bedroom - Stylish main bathroom with floor to ceiling tiling and modern vanity - Floating floors and down-lights to living - Ducted air-conditioning - Great sized yard with verandah, paved area, well kept lawn and garden shed - Designated carport for one - Superb location; minutes from shopping centres, eateries, parks and schools

Specifications: CT // 5121/118 Built // 1973 Home // 90.1 sqm \* Council // City of Port Adelaide Enfield Nearby Schools // St. Paul's College, Valley View Secondary School, Ingle Farm Primary School, Valley View Kindergarten

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. John Ktoris - 0433 666 129 [johnk@eclipse realestate.com.au](mailto:johnk@eclipse realestate.com.au) RLA 277 085