

# 1/22 Valley Road, Highbury, SA 5089



## House For Sale

Wednesday, 7 February 2024

1/22 Valley Road, Highbury, SA 5089

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 295 m2**

**Type: House**



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## Best Offers By Tuesday 5pm 27th February 2024, USP

Say hello to 1/22 Valley Road, a modern and updated 3-bedroom home nestled in the heart of Highbury. Built in 1991, this charming residence presents an ideal opportunity for first-time buyers, families, or astute investors seeking a low-maintenance lifestyle. Upon arrival, the bricked facade exudes a cute and cosy charm, setting the tone for a warm and inviting atmosphere. Step into the home and be greeted by a warm, timber-look floating floor, leading seamlessly into a light-filled living area that is perfect for gatherings of any size. The open kitchen and meals hub features tiled flooring, ample bench space, and an electric stove top/oven, making it a functional and stylish space for culinary endeavours. The property boasts a designated study nook, providing flexibility for a home office or games area to suit your lifestyle. The three bedrooms offer plush carpeting, built-in robes, and wide windows, ensuring comfort and natural light. The shared main bathroom includes a large built-in bath and a separate shower, while the WC is thoughtfully separated for the privacy of a growing family or any other living arrangement. A true highlight of this home is an enclosed outdoor entertaining area set just outside of the main meals area - beckoning you to personalise this space with a bbq or TV, making it the envy of the neighbourhood. Lush gardens and a grassed area create a perfect backdrop for a young family, complemented by a garden tool/shed and a paved area. Convenience is key with a secure single carport and an additional front parking space for guests. The property's 295 sqm\* allotment ensures a low-maintenance lifestyle, allowing you to enjoy the beautiful surroundings without the burden of excessive upkeep. Just a short drive away is Tea Tree Plaza, offering endless shopping and entertainment options. Plus, the Paradise Interchange (with the O-Bahn) are nearby, making it easy to explore the area. Additionally, the home is conveniently located minutes from Highbury Primary and near other top-rated schools like Torrens Valley Christian School, St Ignatius' College, and Kildare College. Check me out:- Cute & cozy, 3 bed home- Updated 1991 built - Low maintenance 295 sqm\* - Timber-look flooring throughout- Light-filled living areas- Open kitchen with tiled flooring- 3 beds with plush carpeting & built-in robes- Shared main bathroom with large built-in bath- Separate WC for privacy- Enclosed outdoor entertaining area- Lush gardens & grassed area- Garden tool/shed & paved space- Secure single carport- And so much more... Specifications: CT // 5058/814 Built // 1991 Land // 295 sqm\* Home // 138 sqm\* Council // City of Tea Tree Gully Nearby Schools // Highbury Primary School & Torrens Valley Christian School 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 legal 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. Michael Viscariello - 0477 711 956 michaelv@eclipse realestate.com.au Daniele Galloni - 0488 600 911 danieleg@eclipse realestate.com.au RLA 277 085