

1/35-37 Crissoula Avenue, Hope Valley, SA 5090



Unit For Sale

Sunday, 5 May 2024

1/35-37 Crissoula Avenue, Hope Valley, SA 5090

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 123 m2

Type: Unit



Matthew Lee
0883533000

\$485,000 - \$525,000

This finely presented detached home surpasses expectations for a 2-bedroom residence, rivalling the size and comfort of a courtyard home. Perfectly suited for busy professionals, small families, or those seeking easy-care living without compromising on space, it welcomes you with an inviting and relaxed ambiance that flows throughout every corner. Unwind in a modern haven. The light-filled living space, stylishly renovated bathroom, and well-equipped updated kitchen create an optimised space designed for contemporary living. Move right in and start enjoying your new home! Step outside to a generous rear garden with lush green lawn and an undercover outdoor living area, perfect for relaxing or entertaining. Additional features include secure garaging for one vehicle, along with additional off-street parking for visitors or a second vehicle. This property is nestled on the border of Highbury, offering convenient access to Hope Valley Shopping Centre, public transport, child care centre and Highbury Pre and Primary Schools. In addition, Tea Tree Plaza, the Modbury O-Bahn interchange, and the CBD are all within easy reach. A short 5-minute drive gets you to Tea Tree Plaza and the interchange, while the CBD is just 15 kilometres away. There's plenty to get excited about here, an opportunity not to be missed.

Features: -2 Bedrooms-Built-in robes in both bedrooms-Separate main living-Well-equipped updated gas kitchen with overhead cupboards, ample bench space and pantry.-Open-plan combined kitchen and meals area-Stylishly renovated bathroom with full-size bath-Ducted reverse cycle air conditioning-Separate laundry-Separate toilet-LED. downlights-Front and rear security doors-Roller shutters to the front of the home-Private undercover outdoor living area-Garage with automatic roller door + visitor/second vehicle parking available

Location:-Close to public transport-Close to Hope Valley Shopping Centre, public transport, Highbury Pre and Primary schools and child-care centre.-5-minute drive to Tea Tree Plaza shopping centre and Modbury O-Bahn interchange

Dwelling size: 123 sqm includes garage (approximate) **Year Built:** 1985 **Strata Plan:** 6541 **Unit Lot entitlement:** 283 sqm (approximate Lot size) **Strata fees:** \$585 per quarter **Council:** Tea Tree Gully **Council rates:** \$1396 per annum

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