

**1/52 Valley Road, Hope Valley, SA, 5090**

**Sold Apartment**

Tuesday, 18 April 2023

BAYLY

1/52 Valley Road, Hope Valley, SA, 5090

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## A Location to Love !

Set in a well maintained group of 4 Units, this street facing property is exceptional.

Unique in that it is far more like a Home than a Unit with 459sqm of land (approximate) this home has plenty to offer and is perfectly located in the highly sought after suburb of Hope Valley.

Featuring three bedrooms, the master with its own ensuite and built-in robe.

Bedrooms two and three are both spacious with bedroom 3 including a built in robe.

Open Plan living and dining give a feeling of spaciousness and comfort.

Practical kitchen overlooking the garden where you can watch the kids play or simply enjoy the abundance of natural light beaming through.

Located in close proximity to a great variety of early learning centers, public and private schools including Highbury Primary School, Modbury High School and Torrens Valley Christian School.

Stunning Hope Valley Reservoir for walking & kayaking is only a 5 min drive and you will feel a world away.

You are spoilt for choice with shopping options - Hope Valley Shopping Centre and all the shopping and entertainment that Tea Tree Plaza has to offer is only a quick drive away.

With bus stops right out the front with easy access to Tea Tree Plaza and the CBD via the O'Bahn at Tea Tree Plaza Interchange.

Ticking all the boxes a home owner would be looking for and perfect for first home buyers, families and investors, with nothing left to do but move in and enjoy!

More things we love about this home:

- ☑ Master bedroom with built-in robe and ensuite
- ☑ Bedrooms two and three are both spacious with bedroom 3 including a built in robe
- ☑ Light filled living and dining room
- ☑ Timber laminate through all living
- ☑ Kitchen with gas cooktop, fan forced oven, dishwasher, pantry, server to the dining area and ample bench and cupboard space
- ☑ Meals area adjacent kitchen
- ☑ Main bathroom with separate bath and shower + separate toilet
- ☑ Ducted reverse cycle air conditioning throughout
- ☑ Spacious outdoor entertaining area perfect for entertaining
- ☑ Fully fenced, secure yard
- ☑ Single garage with space behind for second car
- ☑ Close to all amenities
- ☑ Bus Stops out the front - easy access

Specifications

CT I 5093/301

Council | Tea Tree Gully  
Built | 2013  
Land | 459sqm  
Council Rates | \$468pq  
SA Water | \$186.86pq - Supply and Use  
ESL | \$136.45pa  
Community Fees: \$198.94pq  
Easement | No  
Encumbrance | No

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