

**1 Dixie Court, Happy Valley, SA 5159**



**Sold House**

Monday, 8 January 2024

**1 Dixie Court, Happy Valley, SA 5159**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 617 m2**

**Type: House**



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**\$815,000**

Please contact Karen Heuer or Andrew Boswell from Magain Real Estate for all your property advice. Introducing this cherished family home, lovingly owned for over four decades by the current owners. Nestled on the elevated side of the road and occupying a generous corner allotment, this property offers a unique blend of character and practicality. As you approach the residence, you'll appreciate the open spaces across the road, creating a serene and spacious atmosphere. The property is versatile, featuring a self-contained homette with its own entry motor gate and separate entry, making it perfect for extended family, guests, or potential rental income. The main house exudes warmth and character with three well-appointed bedrooms, ideal for a growing family. The formal lounge and dining areas provide a charming setting for entertaining guests or enjoying quality family time. The kitchen, living area and study area, are thoughtfully designed, offering a cosy space for everyday living. The kitchen is at the hub of the home with quality appliances, sleek cabinets and an abundance of storage. A spacious modern family bathroom ensures comfort and convenience for all occupants. The self-contained homette is a valuable addition, offering an additional two bedrooms, providing ample accommodation for larger families or guests. The main bedroom features a walk-in robe and the second bedroom has a built-in robe for storage. The living/dining area and kitchen in the homette is a versatile space that can be tailored to suit your needs, whether it's a private retreat, a home office, or a separate entertainment area. A separate laundry further enhances the convenience of this self-contained unit. Step outside, and you'll find a well-maintained garden and outdoor space, perfect for relaxation or outdoor gatherings. With its corner allotment location, there's ample space to enjoy and make your own. Additional features:-Ducted evaporative cooling-Gas fireplace for those chilly nights-Solar panels for those pesky electricity bills-Ceiling fans-A/c in self-contained homette-Garden shed for all those extras This property's long-term ownership is a testament to its charm and liveability. It presents a fantastic opportunity for those seeking a well-maintained family home with the added benefit of a self-contained homette. In close proximity to local shopping amenities, excellent schools, easy access to Southern Expressway, beautiful reserves and walking trails. Don't miss your chance to own this beloved property in a convenient and sought-after location. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified RLA 222182