

**10 Hawick Street, Valley View, SA 5093**

**HARRIS**

**Sold House**

Wednesday, 21 February 2024

10 Hawick Street, Valley View, SA 5093

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 716 m2**

**Type: House**



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**\$740,000**

Neat as a button and beautifully updated to match, 10 Hawick Street delivers a picture-perfect base for young couples and growing families to plant their feet for the brightest of next chapters. Taking its solid c.1965 footings and set on an enticing 716m<sup>2</sup> allotment, the long-term potential here cannot be overstated. Cosy and comfortable without fault, enjoy hardwood timber floors running through the free-flowing and light-filled lounge, and into the open-plan dining and stylish chef's zone. Impeccably refurbished, whipping-up delicious dinners and lovely lunches in this open, designer kitchen will quickly become a welcome new routine, while stepping outside to a stunning timber decked alfresco elevates your everyday lifestyle and hosting opportunities, from serenity starting mornings to fun-filled weekend get-togethers with friends. With a familiar 3-bedroom footprint and central contemporary bathroom providing all the basic comforts – eventually adding, extending or redesigning on this spacious parcel needs absolutely no reminder (STCC). Nestled in this whisper-quiet pocket of the north-east alongside leafy walking trails and a stone's throw to primary and high school options, as well as moments from Gilles Plains Shopping Centre for all your daily essentials or a hop and a skip finds you at the bustling Tea Tree Plaza for unrivalled café, brand name stores, and all your weekend entertainment in the one place... there's an exciting lifestyle waiting to be discovered! Features you'll love:- Beautifully maintained, presented and updated property set on a spacious 716m<sup>2</sup> parcel (approx.), delivering immediately comfortable living with excellent long-term potential to renovate, extend or redesign when you're ready (subject to council conditions)- Light, bright and airy lounge flowing through to the cosy dining and open-plan designer kitchen featuring good bench top space, stylish contrast cabinetry, honeycomb splashback, gleaming stainless appliances including dishwasher, and sleek induction cook top- Generous master bedroom with BIRs and AC- 2 additional ample-sized bedrooms, one with handy BIRs- Central contemporary bathroom featuring separate shower and bath, as well as separate WC for added convenience- Practical laundry area, AC in main living and solar system for lower energy bills- Superb outdoor entertaining potential with a spacious all-weather timber deck and pergola overlooking the sunbathed backyard featuring lush lawn, feature tree and pops of established greenery- Long driveway with secure carport, as well as large garage/workshop Location highlights:- Around the corner from the popular Haddington Reserve and close to scenic nature trails- Moments to Wandana Primary, as well as Valley View Secondary for easy morning commutes- Only 4-minutes to Gilles Plains Shopping Centre surrounded by popular cafés and takeaway eateries- A quick 7-minutes to Tea Tree Plaza for more great shopping options, as well as all your social and weekend entertainment needs in the one place Specifications: CT / 5388/353 Council / Port Adelaide Enfield Zoning / GN Built / 1965 Land / 716m<sup>2</sup> (approx) Council Rates / \$1,047.40pa (approx) Emergency Services Levy / \$127.10pa (approx) SA Water / \$153.70pq (approx) Estimated rental assessment: \$580 - \$610 p/w (Written rental assessment can be provided upon request) Nearby Schools / Wandana P.S, Avenues College, Ingle Farm East P.S, Dernancourt School, Para Vista P.S, Valley View Secondary School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409