

**1083-1085 Grand Junction Road, Hope Valley, SA  
5090**



**House For Sale**

Friday, 29 March 2024

1083-1085 Grand Junction Road, Hope Valley, SA 5090

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1245 m2**

**Type: House**



Shaun Roberts  
0435367534



Dean King  
0499497898

## **Auction Saturday 20th April at 10:30am - On-site**

Auction Location: On-site Situated on a generous 1245m<sup>2</sup> (approx.) allotment with land dimensions of 26.20m frontage and 47.55 depth (approx.) with no easements, this 4 bedroom family home offers an abundance of space both inside and out. With multiple living spaces, good size bedrooms, large balcony entertaining and additional downstairs living area with second kitchen perfect for those with parents or adult children living at home. This home is ripe and ready for you to add and improve as you desire, landscape the yard and make this home the ultimate family entertainer! Savvy investors may also look to explore the option of subdivision (subject to planning approval/ council consent) as blocks of this size with prominence street exposure become increasingly difficult to find! Features include: \* Land 1245m<sup>2</sup> (approx.) / No easements \* 4 bedrooms \* Front lounge with bar \* Large family kitchen with ample bench space, walk in pantry, gas cooktop, oven and grill \* Casual meals area and formal dining both with access to balcony area \* Evaporative cooling and split air conditioning unit in meals area \* Downstairs living area, meals and kitchen offering self-contained living \* Second bathroom/ shower and toilet downstairs \* Bedroom 4 also located downstairs with large rumpus room, or additional bedroom if required \* Large balcony overlooking your backyard \* Cellar and storeroom located under the garage \* Double garage, one with auto roller door Just a short drive to Tea Tree Plaza Shopping Centre, and other nearby shops. Easy access to public transport, and North East Rd for those commuting to the Adelaide CBD for work. With the Hope Valley Reservoir just moments away and open for trail walks and the family picnic on the weekend, there is lots to do in the neighbourhood. Enquire today. 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516