

**10A Pegasi Avenue, Hope Valley, SA 5090**

**NOAKES  
NICKOLAS**

**House For Sale**

Friday, 3 May 2024

10A Pegasi Avenue, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 348 m2**

**Type: House**



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## Best Offers By 20/5 (USP)

Best Offers By Monday 20th May at 1pm (Unless Sold Prior). Only just completed in 2024, be the first to live in this sparkling new Torrens titled home on a fuss-free 348m<sup>2</sup> allotment on this quiet Hope Valley street. Behind a modern hebel facade with timber accents, a modern floorplan offers three bedrooms, two living spaces, two bathrooms, and outdoor living for a total 198m<sup>2</sup> of comfort and style. Enter via the portico into the first living room onto stylish timber look laminate floors. Along the hall, three beautiful bedrooms include walk-in robes, with a very stylish fully-tiled ensuite providing additional privacy for the main bedroom, complete with a large shower and double vanity. Keeping in the same style, a practical three-way main bathroom adds on a pristine freestanding bathtub, perfect for the winter to come. Emerging in the north-facing open plan living, a sleek and stylish feature fireplace is your second winter hero, working together with the feature strip lighting of the tray ceilings to create a mood for cosy nights in and seasonal entertaining alike. Stone benchtops, stainless steel appliances and glossy cabinetry shape the kitchen, with dual ovens, a large gas cooktop and a dishwasher tucked behind the scenes in the kitchenette, your secret weapon when it comes to entertaining and keeping your space tidy. To the rear, the Afresco takes shape between feature tiles and timber-clad ceilings. Take advantage of wonderful all day sunshine and a very low maintenance courtyard to ensure you spend your time off on leisure, rather than maintenance. It's all so new! Secure the right to the first dinner parties, Friday drinks and so much more in this untouched new address on Pegasi Avenue. Embrace the thoroughfare and shopping convenience of nearby Grand Junction Road. You're just across the road from Drakes Hope Valley takeaway and dining including The Valley Inn, Texas Diner and Wood Fired Pizza Bar, with morning coffee sorted at The Coffee Cup. More to love:- Reverse cycle ducted A/C throughout with modern linear vents to living areas- Secure double garage and further off-street parking on exposed aggregate driveway- Plenty of storage throughout- Instant gas hot water system- Very low maintenance landscaping with synthetic lawn to rear- Rainwater tank in place- Just around the corner from public transport along Grand Junction and a ten minute drive to Paradise Interchange- Zoned to Modbury High and Ardtornish Primary, close to Torrens valley Christian School and within the catchment area for Ardtornish Children's Centre- Just 1.3km to Westfield Tea Tree Plaza and 12km to the Adelaide CBD Land Size: 348sqm Year Built: 2024 Title: Torrens Title Council: City of Tea Tree Gully Council Rates: TBASA Water: TBAES Levy: TBADisclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.