

# 11 Gulfview Parade, Valley View, SA 5093

## House For Sale

Wednesday, 17 April 2024

11 Gulfview Parade, Valley View, SA 5093

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 720 m2

Type: House



Ryan Ranger  
0419363645



Mark Lands  
0402209563

## Auction

On offer is this wonderfully presented home that sits on an expansive block of 720 square meters, boasts a wide 20.3 meter frontage (approximates) and appeals to a diverse range of buyers. This light filled home features four good sized bedrooms, a lovely formal lounge room and a spacious backyard with ample storage. Be sure to secure this great property, you don't want to miss out! This amazing property is positioned in a valuable location close to a variety of admirable amenities. IGA is just up the road to provide for your weekly groceries and the popular Westfield Tea Tree Plaza is a short drive away for further shopping and entertainment options. Walkley Heights Reserve, Haddington St Reserve and O'Loughlin Rd Reserve are some of the quality reserves close by allowing you to embrace the outdoors. Quality public and private schooling options close by include St Paul's College, Valley View Secondary School, Ingle Farm East Primary School and Prescott Primary Northern. More features of this well appointed home: > Beautiful enclosed facade with well established gardens. > Four good sized bedrooms with a large built-in robe to bedroom one. > An inviting formal lounge room which provides you with the perfect space to relax and wind down. > The kitchen and dining room connect seamlessly together, allowing you to enjoy meals with loved ones. > The immaculate kitchen comprises sufficient built-in cabinetry, a dishwasher, an electric cooktop, a double sink, breakfast bar seating and valuable two way access. > Step outside to the spacious backyard where you will find a lovely undercover dining area with glass sliding doors, a combustion heater and a ceiling fan, ideal for year round entertaining. The backyard also offers a large pergola, plenty of lawn for the kids and pets to play as well as multiple storage sheds.> The large rumpus / studio is plumbed with a sink, includes a split-system air conditioner and is able to be utilised as a family games room, an additional living area or a 5th bedroom. > Neutral bathroom with a separate toilet. > Laundry which offers a double sink and a separate linen press. > The dining room, kitchen, bathroom and laundry each offer a skylight allowing natural light to flood the home. > Solar power system. > Additional built-in cabinetry for your storage needs. > Carport with drive through access to the rear shed, providing parking space for two vehicles.> 8 panel solar power system. > Roof restoration done four years ago.

Details: Certificate of Title | 5639 / 131 Title | Torrens Title Year Built | 1965 Land Size | 720 sqm approx Frontage | 20.3 meters approx Cooktop | Electric Council | Port Adelaide Enfield Council Rates | \$261.85 pq Water Rates | \$153.70 pq