

113 Valiant Road, Holden Hill, SA 5088



Sold House

Wednesday, 7 February 2024

113 Valiant Road, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 647 m2

Type: House



Mohit Gupta
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\$850,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this 1979 built, showstopping family entertainer that is sure to be a hit with all members of the family. Welcome to 113 Valiant Road, Holden Hill! Situated on a generously sized, western facing allotment of approximately 647m² and with an approximate frontage of 19.20 metres astute purchasers will notice the subdivision potential subject to the necessary planning consent. Located within close proximity to all that Holden Hill has to offer and within a short drive to Gilles Plains Shopping Centre while also being within close proximity to local cafes, supermarkets and specialty stores at Dernancourt Village. You will be spoilt for choice with parks, reserves and walking trails that flow throughout the suburb such as Bentley Reserve and dog park, the River Torrens Linear Park Trail and Bike Path and the nearby Balmoral Reserve; the perfect spot for a weekend barbecue. Educational options are readily convenient thanks to being located right across the road from Kildare College (7-12) and within a matter of minutes down Parsons Road from Dernancourt School (R-6) as well as being within close proximity to Avenues College (B-12.) This is an opportunity to purchase into a hotly contested pocket of an amazing local community. Features of the home include:

- Wonderful street presence and immaculately landscaped, secure front garden.
- Warm and inviting entrance way with floating timber flooring and downlights throughout the main living areas of the home.
- Being greeted by a centrally located living room with views to the front garden upon entry; effortlessly flowing to the meals area and luxurious open plan kitchen with gas stovetop, dishwasher, dual basin sink, stone bench top island with soft close drawers, tiled splashback as well as a wall mounted air conditioner, ceiling fan and water temperature control panel.
- An adjacent hallway to the meals area houses bedrooms 2 and 3. Both bedrooms complete with plush carpeted flooring, split system air conditioning, ceiling fans and floor to ceiling built in robes.
- A contemporary main bathroom comprises bath, shower, water temperature control panel and high quality fixtures and fittings such as the stone vanity. Separate toilet located adjacent.
- Large laundry room with external access and floor to ceiling linen cupboards for added extra storage.
- A large family room extension has been added to the rear of the home with spectacular views out to the Adelaide Hills. This room creates ample space for indoor entertaining complete with ceiling fan, split system air conditioning and a wall mounted gas heater. Opening of the sliding doors to the outdoor entertaining area creates an enviable indoor outdoor living experience.
- Tucked away off of the family room is the master bedroom suite where space and privacy is created. Comprising split system air-conditioner, contemporary ensuite and spacious walk in robe as well as plush carpeted flooring and views of the Adelaide Hills out of your bedroom window this is a tranquil retreat for all parents to enjoy.
- A spacious, outdoor entertaining area with large tropical Bali hut is the perfect spot for year round entertaining with all of your family and friends. Step down to the large rear courtyard and notice the great space that the children and pets will have to play.
- Large shed on a concrete slab with lighting and power is a fantastic area to complete all of the families projects.
- Safe and secure, gated backyard and secure side access down both sides of the property.
- Double length undercover carport with automated roller door and rear drive through access to the courtyard if needed.
- NBN fibre to the curb connection availability.
- Local places of worship include St Pius X Catholic Church as well as Wandana Mosque.
- Located within close proximity to local cafes, supermarkets, parks and reserves for all of your outdoor enjoyment.
- No encumbrances or significant trees.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 24/02/2024 @ 5:00PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341