

**1147 Grand Junction Road, Hope Valley, SA 5090**



**Sold House**

Saturday, 17 February 2024

1147 Grand Junction Road, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 380 m2**

**Type: House**



Theon Bruse  
0419816470



Bevan Bruse  
0884318181

## Contact agent

Buyers who appreciate quality and well thought out design will love this spacious family home, it has an important North facing living room and lots of extra car parking. Don't miss out! It will sell quickly. SEPARATE TORRENS TITLE HOME ON A GENEROUS 380m<sup>2</sup> ALLOTMENT OF LAND. Great size back yard and outdoor entertaining area with a sun filled Northerly aspect. Only a few steps to the lovely Berri Reserve and parkland gardens. The main bedroom suite is complete with a luxurious ensuite bathroom and walk in robe. Bedrooms 2 and 3 both include built in robes and are adjacent the 3-way design main bathroom of which is well suited to a busy family lifestyle. Awesome chef ready kitchen featuring an abundance of storage and a very generous island bench. Perfect for entertaining and family living. LIGHT AND BRIGHT OPEN PLAN LIVING SPACES. AMPLE ROOM TO ACCOMMODATE LARGE FURNITURE AND A KING SIZE DINING TABLE. BUYERS WILL LOVE THIS SPACE. NORTH FACING AND READY TO ENJOY! Lots of carparking. Lock up garage and parking for an extra 3 cars off street. Close to excellent shopping and only a short drive to Tea Tree Plaza. Great Schools. Just a great location to enjoy for many years. - Ducted reverse cycle air conditioning- Designer tiles to living areas- Brick Veneer construction- Fully insulated- Dishwasher- Gas cooking- Vegetable garden beds- Exposed aggregate paving- Lots of windows to attract natural light Currently tenanted to excellent tenants through our company until 17 January 2025. Tenants could possibly vacate earlier if required. We look forward to showing you thought at one of the advertised open inspections. This home is a great property and will surely sell quickly so don't miss out. Certificate of Title: Volume 6163 Folio 777 Council: Council City of Tea Tree Gulley Zoning: General Neighbourhood Council Rates: \$1,802.86 (approx.) SA Water Rates \$161.70 per quarter (approx.) Emergency Services Levy: \$136.15 per annum (approx.) Land Size: 380 sqm (approx.) Year Built: 2015 ZONED SCHOOLS Modbury South Primary School Modbury High School