

12 Perth Ave, Valley View, SA 5093

CENTURY 21

Sold House

Wednesday, 7 February 2024

12 Perth Ave, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 665 m2

Type: House



John Leske

0882644927

\$560,000

Located in one of Valley Views finest streets with a superb reserve and playground just meters away, this beautifully presented solid brick home is perfect for the first home buyer. Situated on an allotment of approximately 665m² with a 18.9 metre frontage, this home has been meticulously well maintained and upgraded by its present owner. The entry hall leads into a spacious lounge with modern gas heating plus dining room or possibly a study if required. The kitchen has ample cupboard and bench space plus gas hot plates, dishwasher and tap filter. All 3 bedrooms are of generous proportions and all having quality built in robes. The main bathroom is in excellent condition and the home has a separate laundry and w.c. The home also has ducted evaporative air conditioning and a reverse cycle air con in the dining room plus roller shutters, security doors and an outdoor basin. A special feature of the home is the outdoor facilities that this home has. The rear verandah leads out onto a superb level block with an abundance of fruit trees and a superb fully fenced, salt chlorinated i.g pool, complete with blanket, perfect for those summer days ahead. The property also has fabulous parking with a double length carport with auto roller door plus access to a superb modern garage and workshop with an abundance of shelving and storage potential. An extra parking bay is available for a possible boat or caravan. The gardens are all in immaculate condition with a watering system plus the added advantage of solar panels to alleviate your quarterly bill. Located in a fabulous family friendly area with quality local schools. Valley View Secondary School is the zoned High School and unzoned primary schools nearby include Modbury West School, Para Vista Primary School, Ingle Farm East Primary School, Wandana Primary School & Modbury School Pre-7. Local private schools include Good Shepherd Lutheran School and Prescott Primary Northern. The Dry Creek Linear Park Wetlands, Thomas Turner & Valley View Reserves make ideal places for your daily exercise or a casual stroll, along with the Valley View Tennis Club and the Valley View Par 3 Golf Course, all close by. The O'Bahn busway is close by for quality public transport to the city, and the bus route on Wright Road is within walking distance. Tea Tree Plaza will provide world class shopping facilities for your designer and specialty shopping and Ingle Farm or Valley View Shopping Centres will cater for your weekly grocery shopping. To be auctioned on site on August 28th 2022 at 1.30pm pm (USP) The vendor offers flexible settlement arrangements