

**13 Herrings Lane, Happy Valley, SA 5159**

**House For Sale**

Monday, 10 June 2024



13 Herrings Lane, Happy Valley, SA 5159

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 720 m2**

**Type: House**



Paul Kloeden  
0872229222



Kathryn Coleiro  
0438837774

## CONTACT AGENT

Be sure to inspect this high quality and immaculately maintained family home that has been the source of so many happy memories. Sited in a quiet and peaceful location the home offers gracious living areas in a highly functional floorplan on a secure and easy to maintain allotment. The home comprises 3 generous sized bedrooms and 2 bathrooms, a light and bright kitchen and generous living areas incorporating an open plan lounge and dining area leading to the very spacious family/games room. The home is well equipped for your year round comfort with ducted cooling, ducted gas heating and a combustion heater. Outdoors offers many features including a paved pergola area, carport, garage/workshop for the serious handyman, toolshed, wood shelter, rainwater tanks, an array of fruit trees and is fully secure for children and family pets to happily and safely play. Superbly located being walking distance to Serpentine Reserve and it's recreational activities (tennis, cricket, BMX, skateboarding, Happy Valley Reservoir Recreation Reserve, close to both the Happy Valley and Aberfoyle Hub Shopping Centres, Reynella East College, Braeview Primary School, local kindergartens and with easy access to Main South Road. Contact Kathryn Coleiro or Paul Kloeden to register your interest today.