

**13 Melrose Court, Happy Valley, SA 5159**



**House For Sale**

Thursday, 13 June 2024

13 Melrose Court, Happy Valley, SA 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brett Brook  
0413664434



Jason Mills  
0884716180

**\$749,000 - \$809,000**

Welcome to effortless, tranquil living in this beautiful hilltop abode! Featuring four spacious bedrooms, two generously sized living areas, and an expansive outdoor entertaining space, this home is sure to impress. Nestled in the heart of Happy Valley, it offers a short commute to Happy Valley Reservoir, a variety of shops, and excellent schools! Step inside and discover the expansive lounge/games room! With ample space for the family to spread out in style, this versatile area is perfect for entertaining. Adorned with original ornate cornices and ceiling roses, this charming space seamlessly sets the tone for the rest of the home to follow. The master bedroom, featuring a walk-in wardrobe and ensuite, offers beautiful vistas of the front yard, filling the space with natural light. Three additional spacious bedrooms, two of which enjoy built-in robes and ceiling fans, and are situated at the rear of the home for optimal privacy and convenience. The bathroom is cleverly designed with a three-way layout, ensuring efficiency and practicality during busy mornings when everyone is rushing to get ready. Step into the heart of the home to find the open-plan, light-filled kitchen, dining, and living area! Equipped with a split system air conditioner for year-round comfort, this space is also tiled for maximum practicality. The kitchen boasts ample bench space, quality appliances, and views of the undercover entertaining area. The lounge area opens to an outdoor undercover space, perfect for year-round entertaining! Sliding doors reveal a stunning area with views of the valley and beyond. Conveniently, there's added storage space with your garden shed and access to your the spacious double garage. Follow the walkway to reach the lawn area below, or stay on the upper level to enjoy the valley views from the balcony. Nestled in the tranquil setting of Melrose Court, this home offers easy access to picturesque walking paths, serene nature reserves, and invigorating biking trails, as well as nearby reservoirs perfect for outdoor activities. For sports enthusiasts, a variety of sporting clubs are located nearby. Essential amenities are within reach at the nearby Happy Valley Shopping Centre. Education options are abundant, with Braeview and Happy Valley Primary Schools, as well as Reynella East College, ensuring a well-rounded lifestyle for the whole family! More reasons to love this home:- Torrens title build - Master bedroom with a spacious walk-in wardrobe and ensuite - Three additional bedrooms, two with built-in robes and ceiling fans - Open-plan and light-filled living, kitchen and dining area- Two spacious living areas - Main bathroom with a bathtub - Kitchen with quality appliances; electric cooktop, oven, dishwasher and double sink - Expansive outdoor entertaining area - Tiered backyard with a lawn space below- Garden shed for added storage solutions - Split system air conditioning - Spacious double garage - Nearby Happy Valley Shopping Centre for all your essential amenities - Within close proximity to an array of elite schools Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions RLA 276447.