

130 Brougham Drive, Valley View, SA 5093

HARRIS

Sold House

Friday, 3 November 2023

130 Brougham Drive, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 737 m2

Type: House



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\$720,000

Nestled in the leafy, fresh air surrounds of this family-friendly pocket, 130 Brougham seizes a spacious 737m² allotment where original footings have been renovated and redesigned nook, cranny and corner to deliver a simply stylish modern home ready for a new family, and new memories, to fill it. Perched adjacent to the scenic walking trails along Dry Creek and a stone's throw to local schools, the combined everyday convenience, and peace and quiet sets the tone for a dream start for couples and young families alike. Primed for beautiful open-plan living whether you're eager to enjoy wholesome family time cooking for the kids in the sparkling foodie's zone, or keen for fun-filled weekend get-togethers that spill outside to the sprawling all-weather entertaining where sunny barbecues washed down with golden ales or a bottle of vino make the perfect match to warm afternoons and balmy evenings. A neat patch of lush lawn and kids' cubby provides hours of fun for the little ones, while incredible potential awaits further back where an in-ground pool offers endless scope to finish off this sprawling parcel of land with all the finesse and finish you desire (STCC). In the meantime, find your feet and settle in without hesitation as this wonderfully adaptable footprint sees three ample-sized bedrooms, all featuring built-in robes and plantation-shuttered windows, luxe main bathroom with separate shower and sumptuous free-standing bath, as well as a second dining or handy study nook option. Along with a huge outdoor rumpus with full bar section, or amazing retreat for the lucky teens – options abound and lifestyle bliss awaits. With little to do and lots to love, you'll find daily life a pleasure here where you can walk to school, enjoy endless weekend adventure at any of the nearby reserves, and less than 10-minutes will find you at Ingle Farm Shopping Centre & Kmart or the bustling atmosphere of Tea Tree Plaza for all your café, brand shopping and entertaining needs. Features you'll love: – Light-filled open-plan living, dining and modern kitchen flowing over honey-toned hybrid floors and brightened by ambient downlighting a central skylight – Sparkling chef's zone flush with abundant cabinetry and cupboards, stone bench tops, marbled tile splashback, stainless appliances and sleek electric cook top – 3 ample-sized bedrooms, all with BIRs and plantation shutters – Luxe main bathroom featuring floor-to-ceiling tiling, matte black fixtures, separate shower and relaxing free-standing bath – Family-friendly laundry with storage, ducted AC throughout for year-round comfort and split-system AC in main living – Huge outdoor entertaining area and incredible outdoor rumpus with large bar and split-system AC – Lovely low maintenance backyard with cubby house and lush lawn – Additional upper backyard section (currently no direct access) with in-ground pool and exceptional scope to finish adding superb lifestyle value (subject to council conditions) – Secure double carport with panel lift door and leafy private frontage – Close to a range of scenic reserves including Dry Creek walking trails directly across the road – Moments to Ingle Farm East Primary and Valley View Secondary – A quick 6-minutes to Ingle Farm Shopping Centre & Kmart, and just 8-minutes to Tea Tree Plaza for all your café and entertainment needs. Specifications: CT / 5067/428 Council / Salisbury Zoning / GN Built / 1972 Land / 737m² Council Rates / \$2,052.55pa (approx) Emergency Services Levy / \$149pa (approx) SA Water / \$175pq (approx) Estimated rental assessment / \$620 to \$650 per week / Written rental assessment can be provided upon request. Nearby Schools / Ingle Farm East P.S, Wandana P.S, Para Vista P.S, Modbury West School, Ingle Farm P.S, Valley View Secondary School. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409