

# 16 Esperance Terrace, Valley View, SA 5093

ALL ADELAIDE

## House For Sale

Thursday, 16 November 2023

16 Esperance Terrace, Valley View, SA 5093

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 8**

**Type: House**



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## AUCTION - Saturday 2nd December @11.30am

It is a pleasure to bring to market 16 Esperance Terrace, a well-loved and impeccably maintained one owner property guaranteed to impress. Set on a spacious allotment of approx. 734 sqm the basket range fronted residence offers an outstanding buying opportunity for those looking to nest, invest or develop (subject to planning permission) in the highly sought after area of Valley View. The home is presented to the modern market for the 1st time and features 3 generous bedrooms across a traditional 5 main room design. Polished timber floors enhance a light and bright interior decor where a generous living room with corner window provides a great spot for your daily relaxation. A combined kitchen/dining offers a great 2nd living space, featuring the original cabinetry, freestanding gas stoves, tiled splash backs, wide sink and exquisite buffet display cabinet. A neat updated bathroom with separate toilet as well as a spacious laundry with access to the rear yard. All 3 bedrooms to the main home generously proportioned, with bedroom 1 offering a corner window and bedrooms 2 and 3 both providing built-in robes. A detached games room with built-in bar provides a valuable entertainment area or an ideal 4th bedroom/ teen retreat perfect for the larger family. Relax outdoors alfresco style on a full width rear verandah overlooking a lush lawn covered backyard offering established gardens and trees, a workshop and separate garden shed. There's plenty of undercover parking for all the family cars as well as ample off street parking for visitors vehicles, a boat, trailer or caravan. The home is completed by a stunning wrap-around terrace patio overlooking a leafy front yard, the perfect spot to sit back and enjoy a morning cup of tea or evening drink. A summary of stand out features include: \* 1st time offering to today's modern market \* Original basket range fronted family home with wrap around elevated front terrace/patio \* Traditional 734m<sup>2</sup> allotment (approx) perfect for homebuyers wishing for larger allotment living \* Potential to subdivide the allotment and build new homes (STCC) \* 3 spacious bedrooms across a 5 main room design \* Generous living room with wall air-conditioner corner window \* Combined kitchen/dining features the original cabinetry, freestanding gas stoves, tiled splash backs, wide sink and buffet display cabinet \* Spacious laundry with access to the rear yard \* Detached games room/ 4th bedroom with built-in bar and combustion heater \* Bedroom 1 with corner window \* Bedrooms 2 & 3 with built-in robes \* Bright main bathroom with separate bath and shower \* Separate toilet \* Laundry with exterior access \* Full width rear verandah overlooking lush and leafy backyard \* Workshop and garden storage shed \* Extra large double carport and ample off street parking The Dry Creek Linear Park Wetlands, Dunkley Green and Founders Reserve are all within easy walking distance, making ideal places for your daily exercise or a casual stroll. The O'bahn Busway is close by for quality public transport to the city, and bus routes on both Wright and Walkleys Roads are within walking distance. Walkleys Heights, Ingle Farm and Gilles Plains Shopping Centres provide easy and fast access for your weekly grocery shopping, while Tea Tree Plaza provides a vast range of specialty shops, eateries and entertainment. Nearby unzoned primary schools include Ingle Farm & Para Vista Primary, Modbury West School & Wandana Primary School. The zoned high school is Valley View Secondary School. Nearby quality private schools include Prescott Primary, Good Shepherd Lutheran School, St Pauls College & Burc College. This is a stand out property definitely not to be missed. Please call Magosia if you have any questions or wish to register your interest. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.