

16 Swan Avenue, Happy Valley, SA 5159



House For Sale

Thursday, 16 May 2024

16 Swan Avenue, Happy Valley, SA 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Rod Smitheram

0882928300

Auction (USP)

Located in the growing suburb of Happy Valley, 16 Swan Avenue epitomises family living at its finest. Step inside to discover a spacious living area with a charming fireplace, offering warmth and comfort on cold winter days. Continuing through, you'll find a versatile rumpus room, complete with a bar and seamless access to the rear yard - an ideal space for entertaining guests or unwinding with loved ones. The practical kitchen meets all the needs of a growing household, boasting a gas stovetop, stainless steel appliances, and plenty of storage. The master bedroom serves as a retreat, featuring a walk-in robe and ensuite bathroom for added privacy. Three additional bedrooms, generously proportioned and two with built-in robes, offer comfort and convenience for the entire family. A centrally located main bathroom features a bathtub and separate shower. Venture outside to the rear yard, where an undercover entertaining area beckons for alfresco dining. The expansive decking space is perfect for soaking up the sun on lazy summer days or hosting gatherings with friends and family. A sprawling grassed area provides ample room for children to play safely, while a large storage shed offers plenty of room for the kids bicycles and garden tools. Adding to the allure of this property are the ducted reverse cycle air conditioning throughout and a garage, ensuring hassle-free parking. Convenience is a major drawcard, with essential amenities just a short distance away. Foodland Happy Valley, a Dentist, Pharmacy, Cafe, and Salon are all within a short 4-minute drive, catering to daily needs with ease. Those that love the outdoors will delight in how close you are to the Happy Valley Reservoir, perfect for leisurely strolls along scenic trails. For retail therapy, Aberfoyle Hub Shopping Centre awaits just an 8-minute drive away, offering an array of shopping options. A short chip shot and you'll find yourself teeing off at the Vines Golf Club of Reynella, too! The area is full of quality education options, with Happy Valley Primary School, Aberfoyle Hub Primary School, and the zoning to Reynella East College. What we Love: • Spacious living area adorned with a charming fireplace • Versatile, light-filled rumpus room with a bar and access to the rear yard • Functional kitchen with stainless steel appliances, and gas cooking • Spacious master bedroom with a WIR and ensuite bathroom • Three additional generously proportioned bedrooms, two with BIRs • Centrally located main bathroom featuring a bathtub • Fabulous undercover entertaining area with expansive decking • Sprawling grassed area in the rear yard • Large rear storage shed • Ducted reverse cycle air conditioning throughout • Single garage for secure parking • Foodland Happy Valley, Dentist, Pharmacy, Cafe, and Salon within a short 4-minute drive • Proximity to Happy Valley Reservoir for leisurely strolls along scenic trails • Aberfoyle Hub Shopping Centre just an 8-minute drive away • Quality schooling options nearby including Happy Valley Primary School and Aberfoyle Hub Primary School • Zoning to Reynella East College Auction: Saturday, 1st June 2024 at 4:30pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.