

16 Vaucluse Drive, Happy Valley, SA 5159

House For Sale

Friday, 17 November 2023

16 Vaucluse Drive, Happy Valley, SA 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 770 m2

Type: House



Jacqui Wehrmann

0412449004

\$729,000 - \$749,000

Contact Jacqui Wehrmann on 0412 449 004 for any further information. Situated in close proximity to the renowned Happy Valley Reservoir Reserve where you have the luxury of enjoying breathtaking views across the water to the Adelaide Hills. The Reserve offers a perfect blend of recreational opportunities with its walking trails, grassy picnic areas featuring shelters and BBQs, and easy access to the water for fishing. For those seeking adventure, the proximity to the Tangari Regional Park, spanning approximately 60 hectares of natural vegetation and 65 hectares of open parklands, ensures an abundance of opportunities to explore and connect with nature. Beyond its idyllic surroundings, this residence boasts a well-thought-out design and desirable features. The home's orientation on a North-East facing allotment ensures ample natural light, complemented by ducted evaporative cooling throughout and combustion heating. With a master bedroom bathed in natural light and featuring built-in cupboards and an ensuite bathroom, along with three secondary bedrooms all equipped with built-in wardrobes, the home provides comfort and convenience. The open plan living/family zone seamlessly connects to the outdoors, leading to a spacious paved entertaining area with a built-in BBQ and pergola, making it an ideal space for gatherings. Boasting a mere 30-minute drive to the Adelaide CBD, Adelaide Airport, and Glenelg shoreline, this residence effortlessly combines tranquility with accessibility, offering a quintessential family lifestyle.

KEY FEATURES

- Under 3.0km to the renowned Happy Valley Reservoir Reserve and Tangari Regional Park. With views across the water to the Adelaide Hills, the reserve offers walking trails, a grassy picnic area with shelters and BBQs, and easy access to the water for fishing. You can take your kayak or canoe and discover hidden bays and shorelines from the water.
- Driving distance (under 3.5km) to Tangari Regional Park (containing approximately 60 hectares of natural vegetation and 65 hectares of open parklands), Chandlers Hill Surgery, Happy Valley Primary School, Chandlers Hill Kindergarten, Happy Valley Reservoir Reserve, Aberfoyle Park High School, Aberfoyle Hub Shopping Centre (Coles, Woolworths, Anytime Fitness, OTR) and MUCH more.
- Approximately 30 minute drive to the Adelaide CBD, Adelaide Airport and Glenelg shoreline.
- North-East facing allotment with 22m (approx.) frontage.
- Double carport with additional off street paved car pads.
- Ducted evaporative cooling throughout and feature combustion heating to the living zones.
- Natural light-filled master bedroom with built in cupboards and ensuite bathroom.
- Three secondary bedrooms, all with built in wardrobes and ease of access to toilet facilities.
- An unassigned study or WFH space
- L-shaped kitchen with gas cooktop, electric oven, walk-in pantry, dishwasher and breakfast bar.
- Open plan living/family zone with direct access to outdoor entertaining via glass sliding door.
- Large paved outdoor entertaining area with built in BBQ and gable/flat roofed pergola.
- Garden shed
- NBN ready

KEY DETAILS

Council Rates: XX / annum
Emergency Services Levy: XX / annum
Water Supply & Sewer: XX / quarter
Zone: Hills Neighbourhood