

**17 Byards Road, Happy Valley, SA 5159**

**Boffo**

**Sold House**

Thursday, 9 November 2023

17 Byards Road, Happy Valley, SA 5159

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Paul McIntosh  
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**\$660,000**

Auction Location: On Site This beautifully presented home is nestled within a tranquil garden setting in family friendly Happy Valley and is bursting with high quality fixtures and fittings. Built in 1989 by David Knight Homes and lovingly maintained since, it features a large master bedroom suite with walk-in robe, built-in robe and ensuite style access to the updated family sized bathroom. Two additional good sized bedrooms have built-in robes, while a formal lounge, formal dining room and substantial family room means there is room for everyone. Cooking will never be the same again in an immaculate timber kitchen that features state of the art Miele appliances including induction cooktop, steam oven and convection microwave oven. Become the envy of your family and friends as you prepare restaurant quality meals with the aid of these amazing appliances! A 6.6KW solar electrical system, security system, undercover parking for two vehicles and gorgeous pitched roof outdoor entertaining space completes the offering. When location matters, this one ticks all the boxes. Minutes' walk to the picturesque Byards Road Wetlands with its 21 hectares of walking trails and picnic spots and only a short drive to the wonderful Happy Valley Reservoir. Coffee and delicious brunch is a treat at 'Esculent' in adjacent Old Reynella, along with a host of other nearby options for eating and celebrating. All your week to week shopping needs are taken care of locally and if schooling is important, then the choice of quality public and private schools nearby will also impress. Ticking all the boxes a home owner could possibly be looking for, there is nothing left to do but move in and enjoy! Features that make this home special: - Master bedroom with walk-in robe, built-in robe, bay window and access to main bathroom - Good sized bedrooms two and three with built-in robes - Formal lounge - Dining room - Divine open plan family and kitchen area, making the perfect space to entertain - Kitchen with Miele induction cooktop, steam oven, convection microwave oven and Fisher Paykel 2 draw dishwasher - Bathroom with shower and bath - Separate toilet for convenience - Ducted air conditioning - Rinnai gas heater - 6.6kw solar electrical system (18 panels) - Separate laundry with direct access to rear yard - Pitched roof outdoor entertaining - Established front and rear garden with full electronic irrigation system - Garden shed - Rainwater tank - Carport parking for 2 vehicles with automatic roller door - 600sqm allotment (approximately) Superbly located just a short drive to some of Adelaide's best beaches, including Port Noarlunga, Christies Beach and Moana Beach. Within close proximity from all the shopping and entertainment that Westfield Marion and Colonnades Shopping Centre have to offer. Additionally only 30 minutes (approximately) to the CBD and in close proximity to the ever popular McLaren Vale wine region with an abundance of restaurants and wineries for you to enjoy, this is the lifestyle you have been longing for! All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174