

17 Citrine Street, Hope Valley, SA 5090



House For Sale

Saturday, 9 March 2024

17 Citrine Street, Hope Valley, SA 5090

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 590 m2

Type: House



Robert Slekenics

0433847841

Auction Location - On Site

This beautifully presented home is positioned on a low maintenance 590sqm (approximate) manicured, corner block. Desirably located a short walk to the Highbury Primary School and within short drive to Westfield Tea Tree Plaza, Cafes, Restaurants and a variety of reserves including Anstey Hill Recreation Park, creating a suburb lifestyle for the whole family to enjoy. On entering you can immediately appreciate the love the current owners have had for this home. To the right you are greeted by the warmth of the traditional living and dining room, with luscious carpet and feature lighting and you will love the seamless transition to the divine kitchen and open plan living room. Additionally the home provides three good sized bedrooms, all with built-in robes and an immaculately renovated bathroom with floor to ceiling tiling. Continue through to the multi-zone, flexible outdoor entertaining area with cafe blinds and beautifully landscaped rear yard. All the hard work has been done, and there is nothing to do but simply move in and enjoy the lifestyle on offer! What we LOVE:- 3 Spacious bedrooms all with built-in robes- Light filled living, dining and kitchen area - Classic white galley kitchen with stainless steel appliances including dishwasher, and ample cupboard and bench space- Bathroom with separate shower, featuring floor to ceiling tiling and toilet- Separate laundry - Ducted reverse cycle air-conditioning and heating- Expansive, outdoor entertaining area, perfect for hosting family and friends- Lawn area for the kids and pets to enjoy- Shed with concrete and power- Garden shed for additional storage- Single carport double length with gates Only a short drive to the Hope Valley Reservoir perfect for fitness activities, pets and kids to enjoy and just minutes away from Hope Valley Shopping Centre, a variety of sought-after schools, parks and public transport options including the city via the O'Bahn. For more information contact Robert Slekencics 0433 847 841 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 1303 North East Road, Tea Tree Gully for at least three 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. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129