

**17 Deakin Avenue, Hope Valley, SA 5090**



**Sold House**

Thursday, 19 October 2023

17 Deakin Avenue, Hope Valley, SA 5090

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 650 m2**

**Type: House**



Lawrence Cocca

0422918099

**\$722,500**

Welcome to 17 Deakin Avenue, Hope Valley, a stunning family home offering all the comforts you desire for your families relaxed and vibrant lifestyle. This four-bedroom and three-bathroom home is one we're confident you'll fall in love with. This spacious home offers the ideal setting for comfortable living with numerous features to ensure a relaxed lifestyle. The evaporative ducted air conditioning system and ducted gas heating ensures ideal comfort year-round, with the addition of ceiling fans spread throughout the home. While the fifteen panel solar system and external roller shutters, help to reduce costs. As you enter this stunning residence you will find the main hub of activity, with the spacious open plan family, meals, and kitchen space. The kitchen is a chefs delight and is set to create culinary masterpieces, with the help of a breakfast bar, built-in gas stove, ample bench and storage space, and decorative glass cabinetry doors for added style. The four bedrooms provide spacious retreats, the third and fourth bedrooms offer built-in wardrobes to easily store belongings, while the second bedroom offers versatility. The master bedroom is a true haven with a built-in wardrobe and a private ensuite, ensuring comfort and functionality. While the main bathroom services the minor beds and offers a glass shower, vanity storage, and a separate toilet for convenience in a busy household. Step out to find a decked and partially enclosed verandah, providing the ideal gathering place to overlook the backyard and supervise the family in the in-ground swimming pool. You'll also find, a large, powered workshop, providing both a storage space and room for the DIY enthusiast. Secure parking can be found in the double carport, with additional space for guests in the driveway. But that's not all! Enter the spacious rumpus or theatre room with large floor-to-ceiling windows, perfect to extend the outdoor entertaining space, while the addition of a bathroom, ensures both comfort and convenience. This property also boasts a prime location, being within proximity to reputable educational institutions such as Modbury High School and Modbury South Primary School, making it an excellent choice for families. For those who love the outdoors, the home is located directly across from Deakin Reserve and the Hope Valley Bowling Club, and the Anstey Hill Recreation Park is less than a four minute drive away. Property Features: • Four-bedroom, three-bedroom, and rumpus room • The master bedroom has a built-in wardrobe, and private ensuite • All bedrooms have ceiling fans, and the third and fourth bedrooms have built-in robes • The main bathroom has a glass shower, vanity storage, and a bathtub, with a separate toilet • Open plan family, meals and kitchen space with a built-in desk and ceiling fan • The kitchen has a breakfast bar, built-in gas stove, ample bench and storage space, with decorative glass cabinetry doors • The laundry room has bench and storage space, with backyard access • Large linen cupboard in the hallway for easy storage • Spacious rumpus or theatre room accessible from the backyard with a bathroom and floor-to-ceiling windows • Evaporative ducted air conditioning system and ducted gas heating throughout the home • Blinds and curtains throughout the home • Floorboards in the master bedroom, third and fourth bedroom, and carpet in the second bedroom • Laminate floorboards throughout the open plan family room and kitchen, and tiles in the entrance, bathrooms, laundry, and rumpus room • Gas hot water system for instant hot water with digital temperature controllers Partially enclosed, decked entertaining verandah with bench and seating • In-ground swimming pool with pool shed and solar heating • Spacious workshop space in the backyard with power and attached patio • Two rainwater tanks for eco efficiency • Solar system with fifteen panels to reduce costs • External roller shutters on the windows for security and privacy • Double carport and additional parking in the driveway for up to three cars • Across from Deakin Reserve and Hope Valley Bowling Club • Modbury High School is only two minutes away Location of Utilities: • TV Aerial Points - 1x Meals, 1x Family, 1x Rumpus, 1x Bed three, 1x Bed four • Data Points - 1x Meals, 1x Rumpus, 1x Bed two, 1x Bed three • Switchboard - Left-hand side of house • Electricity Box - Left-hand side of house • Gas Meter - Left-hand side of house • Water Meter - Front yard centre • External Taps - Front yard - 1x Left-hand side of house. Backyard - 1x External back wall, 1x water tank Schools: The nearby zoned primary school is Artornish Primary School. The nearby unzoned primary schools are Highbury Primary School, Modbury South Primary School, St Agnes School P-6, and Modbury School P-6. The nearby zoned secondary school is Modbury High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner. Ray White Prospect is taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. 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 list of recent local sales to help you with your market and value research.