

17 Pegasi Avenue, Hope Valley, SA 5090

**NOAKES
NICKOLAS**

Sold House

Saturday, 17 February 2024

17 Pegasi Avenue, Hope Valley, SA 5090

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 720 m2

Type: House



Paul Lukeman
0404884077

Contact agent

Best Offers By Tuesday 27th February at 12pm (Unless Sold Prior). If you're looking for a home with soul, this established 70's home on a sizeable approx. 720m² dotted with wonderfully fruitful trees is ready to roll on Pegasi Avenue. Boasting a vast approx. 40m north-facing frontage, the front-facing lounge, verandah and two bedrooms are gloriously bathed in natural light. Offering three bedrooms, a large living space, and a second rumpus/kitchen, there's plenty of room to play, relax, enjoy, and plot your next move. Behind a classic brick façade, pass through the entry into the living room to be met with a WOW-factor sense of scale in the form of a towering raked ceiling and , impressive timber beams. Floor-to-ceiling windows drawing that northerly sunshine all the way into the dining and kitchen, divided by a wall that allows daylight to penetrate above. Sliding doors connect the internal living spaces with a huge verandah, while a second detached rumpus/kitchen provides another versatile space for the household. The sizeable kitchen connects easily to all parts of the home, with an adjacent laundry cleverly placed next to the back door, while a well maintained white bathroom includes a family-friendly bath. To the rear there's a large shed for storage, and lots of space for a future garden of your choosing, and fruit trees worthy of preservation. Boasting a grand living space and clever floorplan, this 70's gem is ready for you to inject your personal style in the Hope Valley community. Don't miss:- Reverse cycle split system A/C to open plan living- Secure garage with roller door and further off-street parking - Large rear shed- Zoned to Modbury High, walking distance to Torrens Valley Christian School and Highbury Primary and within the catchment area for Ardtornish Children's Centre- Easy access to public transport along Grand Junction Road- Close to Anstey and Black Hill recreation parks and Highland Golf Course for weekend leisure- Moments to Drakes Hope Valley and just 1.3km to Westfield Tea Tree Plaza- Just 12km to the Adelaide CBD Land Size: 720sqm Frontage: 40m Year Built: 1973 Title: Torrens Council: City of Tea Tree Gully Council Rates: \$1,581.46 PASA Water: \$153.70 PQES Levy: \$252.40 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.