

18 Payne Street, Hope Valley, SA 5090



House For Sale

Tuesday, 7 May 2024

18 Payne Street, Hope Valley, SA 5090

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 709 m2

Type: House



Bruce Wang
0416051605

AUCTION 11:00AM 25TH MAY

This four-bedroom brick-and-tile family home is attractive, surrounded by landscaped garden and mature trees. Located on a good-sized corner block of 709 m², the property is within easy reach of all amenities so will be quickly snapped up. The front of the home is welcoming with large east-facing windows- A paved driveway leads to a single carport with a north-facing covered terrace behind that is ideal for family barbecues and alfresco dining- French doors open from the entrance hall into a spacious living room that is a bright and cosy space with wood combustion heater, built-in timber cabinet with gas heater, and a large window overlooking the front garden- The adjoining open-plan kitchen and dining area is also bright with polished Baltic Pine flooring and ducted reverse-cycle air conditioning- The sleek fully refurbished kitchen is smart with abundant cabinetry including pantry, gas cooking, double sink and handy servery to the family room- The massive family room is stunningly beautiful with a magnificent metal fireplace, exposed beams and wide sliding windows that open out onto a brick terrace with timber pergola and a covered lawn patio. The pergola and patio shelter all of the home's western windows from the hot afternoon sun- Three of the four well-lit, carpeted bedrooms feature built-in robes, the grand master bedroom on the first floor with walk-in robe, ensuite, reverse-cycle air conditioner and its own balcony accessed via wide sliding glass doors- The neat bathroom includes a vanity, separate toilet and the original pink bath (c. 1966) which is now highly popular amongst retro-lovers- Garden shed, large fully-lined and powered workshop and shaded garden area- Further highlights include: Polished Baltic Pine flooring and ducted A/C throughout; large separate laundry; double linen closet; security screens; security system; double brick walls; 8-panel solar system; & side gated entry. Near everything- Local pub and eateries (1.1 km); Dernancourt Shopping Centre with Coles (3.5 km); Westfield with cinema and the 3 big supermarkets (4 km)- Zoned for Highbury Primary School or Preschool (just a 3-min walk) and Modbury High School (2.4 km), with Torrens Valley Christian School (1.2 km), St Ignatius' College (7.5 km) and Heritage College (7.9 km) nearby- Oval and park with playground and picnic area (just a 4-min walk); tennis and netball (1.4 km); recreation centre (1.6 km); bush walks (2.4 km); golf (4.3 km)- Hospital (3.6 km); Clinic (600m walk); Uni of SA (Magill) (9.4 km)- Adelaide City (14.7 km); 6-min walk to buses; Paradise Interchange (6.5 km) With two storeys, four bedrooms, two living areas, two bathrooms, three outdoor entertaining zones and two large sheds, this ideally located home offers plenty of space, privacy and flexibility for a larger family or anyone working from home. Call Bruce on 0416 051 605 to learn more or to arrange an inspection. Property Details: Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 709 sqm (Approx.) House | 273 sqm (Approx.) Built | 1966 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa Should this property be scheduled for auction, 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 456 Cross Road, Glandore SA 5037 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. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice