

18 Robert Arnold Avenue, Valley View, SA 5093



House For Sale

Monday, 20 May 2024

18 Robert Arnold Avenue, Valley View, SA 5093

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 612 m2

Type: House



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\$790,000

Sun-kissed winter days will be well spent within this beautiful brick home where long window banks across its street-facing façade and a gorgeous glass-enclosed tiled sunroom at the rear provide ample opportunity for nature to warm a spacious 177sqm interior comprising up to 4 bedrooms (or 3 and a study) and a mix of formal and casual living spaces - all fully air-conditioned to guarantee all-season comfort. You'll love the wealth of original features on show here, including magnificent, exposed timber ceiling beams and brick walls in the family living room, treacle-toned polished wood floors in the formal lounge, and decoratively moulded timber joinery in the big kitchen. You can opt to retain these character elements and simply move right in or contemplate internal cosmetic renovations that could easily transform this home into a more minimalist contemporary abode (STCA). French Doors off the current entry foyer open into a formal lounge where expansive windows capture views of a leafy front garden; a second entry leads into a combined dining/living room next to a kitchen with a dishwasher, gas cooker, abundant storage, and use of a walk-in pantry in the adjacent laundry. This cosy casual social space extends through a slider into a lovely sunroom overlooking the backyard and there's also a handy servery from the kitchen into this stunning 'alfresco style' space. Accommodations comprise as many as 4 bedrooms, all with built-in robes - the master equipped with an ensuite and the others sharing a full bathroom with a shower and tub. This tranquil tree-lined street is only 20 minutes from the city, but town trips might be rare with bustling Tea Tree Plaza only a 5-minute drive up the road for when you want to eat out, indulge in a little retail therapy, or hit the flicks. Quick stops for everyday items are equally easy with Ingle Farm Plaza also just 5 minutes away and, for local schooling, you can walk to Modbury West Primary and get to Valley View Secondary in just 3 minutes by car.

FEATURES WE LOVE

- A sturdy brick build offering a generous 177sqm interior with up to 4 bedrooms (or 3 plus a study), 2 bathrooms (1 ensuite), and defined formal and casual living areas
- Bonus indoor/outdoor entertaining area in the form of a stunning glass-enclosed sunroom with gabled roof, night lighting, and views to the backyard
- Big, tiled kitchen with a servery into the sunroom, dual sink with 2 draining boards, gas cooker, rangehood, dishwasher and a walk-in pantry in the next-door laundry
- Fully air-conditioned with a mix of ducted and wall-mounted units
- Twin skylights in the living/dining room and sweet stained-glass panels in the front door and main bathroom windows
- Single roller door enclosed carport extending through to a second carport
- Handy workshop and storeroom in the back garden off a latticed pergola - perfect for the home hobbyist or to stash gardening or leisure gear
- A host of original character timber features including exposed ceiling beams, polished floorboards, decorative balustrading, and moulded kitchen joinery
- Retain the original look or modernise this beauty with cosmetic internal renovations or even contemplate something more expansive to further open the floorplan (STCA)

LOCATION

- A fast 5-minute drive to all the fashion, fun, food, and films awaiting at Tea Tree Plaza, as well as the Interchange Park n Ride, Ingle Farm Plaza for everyday essentials, Modbury Hospital, and the nearest Bunnings
- Handy to bus stops along Wright Road, only 3 minutes' walk from the front door
- Only 800m (that's 11 minutes on foot) to Modbury West School, or 3 minutes in the car to Para Vista Primary and Valley View Secondary school
- 20-minutes behind the wheel into the vibrant East End of town

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.

Property Details: Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 612sqm (Approx.) House | 255.8sqm (Approx.) Built | 1971 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa