

**18 Warburton Road, Valley View, SA 5093**



**Sold House**

Thursday, 19 October 2023

18 Warburton Road, Valley View, SA 5093

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 710 m2**

**Type: House**



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**\$764,000**

Securely nestled on a generous 710m<sup>2</sup> allotment with a wide frontage of 18.4m, this delightful 3 bedroom home will provide a wonderful start-up opportunity for growing families or the perfect investment solution for your portfolio. Developers will be keen to explore the sub division and future use potential of the generous traditional allotment, while homebuyers will enjoy the upgraded interior and large backyard with room for kids to run play. Polished timber floorboards, fresh neutral tones and quality downlights create a vibrant modern ambience that flows throughout the living areas. Relax in a generous L-shaped family/dining room or enjoy the rear family room that provides that valuable 2nd living space. A cosy contemporary kitchen overlooks the dining room and features stone look bench tops, freestanding gas stove, double sink, crisp modern cabinetry and ample cupboard space. All 3 bedrooms are well portioned with bedrooms 1 and 3 both offering built-in robes. A bright main bathroom, separate toilet and traditional laundry complete a value packed interior. Enjoy alfresco entertaining on a delightful paved patio with verandah over, as the kids play on the large lawn covered backyard with established garden beds and rainwater tank. Lock-up gates to the backyard will ensure your privacy and security while a single carport and single garage offer secure vehicle parking for 2 cars. A double driveway and additional double carport provide more than enough vehicle accommodation growing family. Ducted heating and cooling will ensure your year-round comfort while 14 solar panels will keep the energy bills low, completing a rare opportunity that will appeal to home buyers and investors alike. Briefly: \* Sensational start up or upgrade family home on generous 710m<sup>2</sup> block \* Perfect for the growing family or ideal for developers wishing to explore future use potential \* Polished timber floors, fresh neutral tones and quality downlights \* Generous L-shaped living/dining room \* Spacious family room with sliding doors to alfresco \* Cosy contemporary kitchen featuring stone look bench tops, freestanding gas stove, double sink, crisp modern cabinetry and ample cupboard space \* 3 spacious bedrooms, all with polished timber floors \* Bedroom 1 & 3 with built-in robes \* Bright main bathroom with separate bath and shower \* Separate toilet \* Traditional laundry with exterior access \* Paved outdoor living verandah overlooking the backyard \* Large lawn covered backyard \* Double carport to the front of the home \* Single carport and single garage to the rear of the home \* Lock-up gates and high fencing to the rear yard \* Ducted heating and cooling \* 14 solar panels \* Satellite dish \* Alarm system installed

The Dry Creek Linear Park Wetlands, Dunkley Green & Farrington Green Reserves make ideal places for exercise or a casual stroll, while the Valley View Tennis Club & Par 3 Golf Course are within walking distance. Local schools include Ingle Farm & Para Vista Primary, Modbury West School, Wandana Primary & Ingle Farm East Primary. The zoned high school is Valley View Secondary School, just around the corner. The bus routes on Nelson Road & Wright Road are within walking distance. Tea Tree Plaza will provide world class shopping facilities for your designer and specialty shopping and Ingle Farm or Valley View Shopping Centres will cater for your weekly grocery shopping. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it 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 326570