

**186B North East Road, Vale Park, SA 5081**

**House For Sale**

Wednesday, 22 November 2023

**Boffo**

186B North East Road, Vale Park, SA 5081

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 151 m2**

**Type: House**



Jimmy Wu  
0882697711



Jackson Pinchbeck  
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## Auction

**Auction Location: On Site** Experience the epitome of opulent family living in the heart of the suburban oasis that is Vale Park. This magnificent Torrens titled residence is a harmonious fusion of convenience and luxury, ensuring you'll fall head over heels for this grand abode. You can gather with friends and family in the downstairs living and dining area or in the sleek and stylish kitchen which is sure to impress the home cook. From here, you can flow seamlessly out to the backyard perfect for family dinners and entertaining. Upstairs, the master bedroom boasts space, a large walk-in robe and ensuite with a private balcony perfect for enjoying your morning coffee. The guest bedrooms are of good size and offer built-in robes and serviced by a well-appointed main bathroom. Take advantage of the study/landing area, perfect to relax and unwind. Completing the layout is a downstairs powder room, valuable laundry space, and double garage with internal access. Whether you're a savvy investor, first-time buyer, or a young family, it's time to make this sensational home your own! Lower floor comprising of: - Bright and inviting open plan living and dining illuminated by downlights with beautiful flooring and seamless connection via glass sliding door to the backyard - Pristine white kitchen featuring beautiful pendant lighting and a suite of stainless-steel appliances including gas cooktop, oven, and dishwasher with ample cupboard and bench space - Valuable laundry space - Powder room - Double garage with internal entry and roller door - Landscaped rear garden- Rainwater- Ducted air conditioning throughout Upper floor comprising of: - Commodious master bedroom with spacious walk-in robe and on-trend ensuite with floor to ceiling tiles and an impressive private balcony with views overlooking the reserve - Generous sized bedrooms 2, 3, and 4 equipped with built-in robes - Contemporary main bathroom featuring floor to ceiling tiles with a bath and separate shower - Study/landing area perfect retreat for the kids to enjoy - Ducted air conditioning throughout Admirably located only 5 kilometres (approximately) to the Adelaide Oval Riverbank Precinct, University District & CBD. An easy 5-minute walk to the River Torrens Linear Park, close to exceptional public transport and numerous council-maintained reserves. Exceptional education and childcare opportunities metres away such as Vale Park Preschool & Vale Park Primary School, St Andrews School, Walkerville Primary School, St. Monicas and the Precious Cargo Education Montessori, Wilderness & St. Peters Colleges are minutes away. Great shopping options on Walkerville Terrace & Marden Shopping precincts are also close by. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. 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 78-80 North East Road, Walkerville 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. RLA 313174