

**18B Albany Terrace, Valley View, SA 5093**



**House For Sale**

Friday, 29 March 2024

**18B Albany Terrace, Valley View, SA 5093**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 249 m2**

**Type: House**



Tyson Bell  
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**\$679,000 - \$719,000**

Tyson Bell, Ryan Graham, and LJ Hooker Property Specialists are proud to present to the market this charming 3-bedroom, 2-bathroom courtyard home in the ever-popular Valley View. Situated on a comfortable and well-utilized 249m<sup>2</sup> (approx.) allotment and built with quality in mind, this newly completed 2024-built residence comes to the market turnkey ready. With contemporary design, high ceilings, and good-quality finishes throughout, this home offers the perfect blend of style and comfort. At the core of the residence is where you'll find the meticulously designed chef's kitchen, exuding both elegance and functionality. Its sleek modern cabinetry, adorned with sophisticated finishes, sets the stage for culinary creativity. Equipped with premium stainless-steel appliances, including the esteemed Smeg 5-burner gas cooktop, this kitchen promises unparalleled cooking experiences. A striking breakfast bar invites gatherings and casual dining, while Caesarstone benchtops provide both durability and style. Bathed in natural light, the adjacent open-plan living and dining areas enhance the home's allure, seamlessly blending indoor and outdoor spaces through sliding stacking doors. The combined indoor and outdoor spaces create a warm and inviting atmosphere, perfect for entertaining loved ones all year round. With its seamless flow and captivating atmosphere, this space serves as the heart of the home, where cherished memories are created and shared, making every moment truly special. Features Include: \* 2024 completed home \* Spacious master bedroom with walk through robe and ensuite bathroom featuring floor to ceiling tiles \* Bedrooms 2 and 3 both equipped with built in robes \* Chef's kitchen equipped with a Smeg 5-burner gas cooktop, stone benchtops, island and breakfast bar, ample bench and cupboard space with sleek modern cabinetry, stainless steel appliances and a glass splashback creating a natural light filled cooking experience \* Open plan family and meals adjacent to the kitchen, perfect for creating lasting memories for years to come \* Sliding stacking door access to the rear paved verandah and lawn area, an ideal space to entertain family and friend's year round \* Main bathroom with floor to ceiling tiles \* Study nook to the front of the home \* 2.7m ceilings throughout \* Ducted reverse cycle heating and cooling throughout \* Single automatic garage with internal access With numerous parks, playgrounds and walking trails scattered throughout the Valley View region there will always be something to do with the family. Only a short trip to local amenities such as Tea Tree Plaza, Modbury Hospital, Civic Park and the Valley View Golf Course this is a family friendly location that is second to none. With public transport within walking distance getting into the Adelaide CBD will be a breeze. Enquire today to avoid disappointment! 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516