

# 2/1 Merrivale Drive, Happy Valley, SA 5159



## House For Sale

Wednesday, 20 March 2024

2/1 Merrivale Drive, Happy Valley, SA 5159

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 301 m2**

**Type: House**



Kat Szatkowska  
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David Liston

**\$649k - \$689k**

This exquisite home is the epitome of easy, low-maintenance living with a thoughtful layout, superb styling, and on-trend finishes. You can simply move in and enjoy the Happy Valley lifestyle! At the heart of the home, you will find the open-plan family living area and luxe kitchen. Gorgeous timber floors and a leafy outlook create a warm and welcoming space to entertain guests or relax with the family. This gourmet kitchen is impeccably finished with a walk-in pantry, a serious amount of storage, a large island bench and a glass splashback that lets the light flood in. Step outside to the covered alfresco entertaining area, perfect for entertaining guests with a summer BBQ or relaxing with your morning cuppa. There are three spacious and light-filled bedrooms, all with plush carpets. The master bedroom has an ensuite and walk-in robe, while the other bedrooms share the family bathroom. Other great features include ducted heating and cooling, a garage with internal access and low-fuss gardens. Lovers of the great outdoors will love living here with Happy Valley Reservoir, Glenthorne National Park and O'Halloran Hill Recreation Reserve all within easy reach. Spend your weekends exploring local hiking trails, paddling the kayak on the reservoir or testing your bike skills on the mountain bike trails. There's no need to compromise on convenience with shops, public transport and schools within walking distance. Features we love: Fresh, bright and modern home Open-plan family living zone Gourmet kitchen with walk-in pantry Alfresco entertaining Three bedrooms Master bedroom with ensuite and walk-in robe Ducted heating and cooling Garage with internal access Easy-care garden with dripper irrigation Nature on your doorstep Close to all the essentials Fresh, bright and modern, this home is just waiting to welcome its new family in. Call Kat Szatkowska or David Liston for more information. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403