

2 Ripon Place, Valley View, SA 5093

Raine&Horne.

Sold Residential Land

Tuesday, 21 November 2023

2 Ripon Place, Valley View, SA 5093

Area: 241 m2

Type: Residential Land



Ranjani Barot
0481863394

\$300,000

Perfectly positioned at a prime location in Valley View, an opportunity to secure a Torrens Titled allotment of your choice. Land & House Package Opportunity to build Torrens titled detached house in premium location. **OPTION TO BUY LAND-ONLY OR LAND & HOUSE PACKAGE.** Opportunity to save enormous amount of the Stamp Duty. Total building areas includes Lower level + Upper level + Double Garage + Porch + Balcony. Ranjani Barot and the team at Raine & Horne Unley are proud to present two beautifully planned and designed. These brand-new residences are on offer in the popular suburb of Valley View. Each home comprises four bedrooms, including two master bedrooms with ensuites walk-in and balcony on upper level. Opulent and meticulously detailed, this home will surely impress you! it offers expansive double-story living with excellent spaces crafted by a refined yet practical floorplan. Superb choices in décor, fittings, and fixtures add to the appeal of these luxury residences. Stand out features include:

- Torrens Title allotments
- Stylish Brick finish with elegant façade features
- Structural steel member erection
- Practical Colourbond roofing
- 40mm waterfall kitchen stone bench tops including 900mm wide stone bench top to breakfast bar
- Sparkling modern kitchen with superb preparation space and butler's pantry
- 2-pac painted kitchen cupboard
- 20mm stone bench top for laundry
- High flow 21E instant gas hot water system or similar
- Up to Ceiling Tiling height to shower enclosures
- Open plan living with inviting entertaining areas including Rumpus room upstairs making 2 living spaces for maximum privacy
- Two Master suites - one downstairs and one upstairs - both with luxurious ensuite bathroom and generous walk-in robe. Downstairs ensuite with Double Vanity and plus sized shower and walk-in-robe
- Upstairs Master has a private balcony
- Built-in robes to bedrooms 3 & 4 and linen cupboards on both levels
- Staircase Balustrade/Hand-rail upgrade bonus: upgrade to Glass Balustrade with timber Hand-Rail and builder to cover \$6,000 of total with purchaser to cover remaining balance
- Insulation: Roof Insulation R3.5 ceiling insulation; Ceiling insulation R2.5 insulations (for two storey houses) External Wall - R2.5 insulation; Internal Wall R1.5 insulation
- Front Door is Meranti solid timber door set
- Privacy of attractive Good Neighbour Colourbond fencing

The Dry Creek Linear Park Wetlands, Dunkley Green & Iberry Green Reserves make ideal places for exercise or a casual stroll, along with the Valley View Tennis Club and the Valley View Par 3 Golf Course, all within walking distance and quality local schools including Ingle Farm & Para Vista Primary, Modbury West School, St Pauls College & high school zoning to Valley View Secondary School. Famous Westfield Tea Tree Plaza Shopping Centre, Shops, Showrooms, Eateries, Bunnings is just a 7-minute drive away. The O-Bahn Busway is the fastest bus transportation service to the city, and the bus route on Wright Road is within walking distance. Ingle Get The First Home Buyer grant | \$15,000

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