

20 Tongan Way, Happy Valley, SA 5159



House For Sale

Saturday, 3 February 2024

20 Tongan Way, Happy Valley, SA 5159

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 650 m2

Type: House



Michael Janda



Adam Janda

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For Sale by Openn Negotiation

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is underway and the property can sell at any time. Contact Michael Janda immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval. Register online at openn.com.au

Nestled away in the highly desirable suburb of Happy Valley, this 1980 built family home of over 25 years is ready for its next chapter in life! Boasting an effortless floor-plan, those looking for a home with strong bones and plenty of internal space for the family will not be let down. Upon entry, guests are greeted with the spacious L-shaped living room, which connects to the second living area & kitchen. Moving through to the kitchen, you'll find yourself in the home chef's dream workspace, with plenty of storage, modern appliances and more than enough space, particularly for those Christmas lunches or special occasions. A second living area offers an alternative space separate from the main living area, perfect for the parents wanting some peace and quiet from their children. Three good sized bedrooms are on offer, with bedrooms 1 & 2 containing built-in robes. Heating and cooling is catered for by a ducted evaporative air-conditioning, multiple split-system units throughout the home as well as a wood fire in the living room. Externally the home features a good sized verandah which opens up to the rear split-level backyard with plenty of space for the kids and pets to run-amuck. Here you will also find two good sized garden sheds. Secured parking is provided by a double car garage, with drive through access, ideal for those needing additional space for a trailer. Other features we love include:

- A separate toilet for family convenience
- Solar Panels to help those ever-growing electricity costs
- Downlights throughout the home providing plenty of light

The location of this home is prime being near the recently renovated Happy Valley Shopping Centre, local schools including Braeview Primary School, Reynella East Preschool & College, as well as the local parks and reserves. In terms of location it doesn't get much better than this. With the property market not slowing down, get in quick as family homes of this quality don't last long!

PLEASE NOTE - A heavily discounted independent Building Inspection Report is available to purchase prior to bidding. Please speak with one of the agents to find out how to purchase this report.

Land // 650sqm (Approx) Frontage // 18.288sqm (Approx)
Year Built // 1980 Council // City of Onkaparinga Zoning // General Neighbourhood Easements // NIL Council Rates // \$1817.69 per annum Water Rates // \$158.63 per quarter