

**23 Merrivale Drive, Happy Valley, SA 5159**



**Sold House**

Tuesday, 26 September 2023

23 Merrivale Drive, Happy Valley, SA 5159

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 668 m2**

**Type: House**



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**\$745,000**

Please contact Danielle Comer or Rachael Farror for all your property advice. Nestled atop an elevated allotment, on a tranquil and private street, this Happy Valley gem exudes kerbside appeal and offers breathtaking vistas of rolling hills. As you step onto the property, it becomes evident that this home is a standout winner in the highly sought-after Happy Valley neighbourhood. Whether you're an astute investor or seeking a dream residence, this property should be at the top of your list. Situated within close proximity to local schools, shops, and convenient public transport options, this location encapsulates the essence of modern living while retaining the charm of a peaceful, community-oriented environment. As you step through the front door, you'll be welcomed by a spacious and brilliantly illuminated lounge room adorned with exquisite tiled floors. Moving forward, you'll discover a beautifully designed kitchen featuring tastefully neutral-toned cabinetry, complete with high-quality appliances, including a two-drawer dishwasher and built-in oven. The kitchen effortlessly overlooks a versatile meals area and a second living space, providing the perfect setting for culinary creations and family gatherings. With ducted reverse cycle heating and cooling, this home ensures comfort and cosiness throughout the ever-changing seasons. The front-facing master bedroom is a sanctuary unto itself, boasting both a built-in robe and a walk-in robe, as well as an ensuite for your convenience and privacy. Bedrooms two and three are conveniently located off the main living area and offer spaciousness, built-in robes, and easy access to the impeccably designed three-way main bathroom that is sure to impress. An adjacent linen press provides additional storage space, enhancing the functionality of this home. Step outside to discover an exterior that will leave you in awe. The beautifully landscaped, generously sized yard requires no further attention, making it an ideal playground for children and pets alike. Take respite under the sheltered, pitched-roof entertaining area, where you can relax and watch loved ones explore. Equipped with ceiling fans and blinds, this space is perfect for year-round entertaining with family and friends. A rare bonus is the rear access through secure gates off Chandlers Hills Road, adding even more convenience to your lifestyle. Additional features we adore include a side-by-side single garage and carport, both equipped with automatic remote controlled roller doors and direct rear access. Energy-efficient solar panels, a rainwater tank, and a small shed provide practicality and storage solutions, adding to the overall appeal of this property. Located just a stone's throw away from the fantastic Happy Valley Shopping Centre and in close proximity to local schools and public transport, this opportunity to own an affordable home in one of the South's most popular locations is sure to be short-lived. Act swiftly, as this exquisite property won't be on the market for long! All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley RLA | 222182