

**24 Trafford Road, Hope Valley, SA 5090**

**HARRIS**

**Sold House**

Thursday, 7 March 2024

24 Trafford Road, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



Scott Moon  
0882023500



Troy Law  
0882023500

**\$704,000**

A classic mid-century home optimised for streamlined modern living - you'll be hard-pressed to find another that meets your needs as flawlessly as 24 Trafford Road. Whether it's a first home, next step, or savvy investment, get ready to start a new era and thrive. Expertly offset by established gardens, a brick facade casts rich street appeal, fronting a floorplan elevated by light-wash timber-look floors, crisp colour palette, and wide picture windows across all zones. An expansive front lounge offers room to spread out, decorative mantle centring the space with stately style. Uniting with kitchen for seamless flow, stone-look benchtops and subway-tiled splashback ensure a slick home hub, sit-in composition makes it simple to supervise evening homework or entertain while trying out a new recipe. Three generous bedrooms are serviced by a terrazzo-lined family bathroom, corner vanity, freestanding shower, bathtub, and separate WC completing the footprint with a retreat primed for the morning rush or evening wind down alike. A terraced pergola is guaranteed to host alfresco dining year-round, the ideal place to host your nearest and dearest for everything from a quick brunch to Christmas day. A vast lawn area and extensive shedding completes the allotment with plenty of private outdoor space to call your own. Hope Valley Sporting Club is your favourite new neighbour for time spent outdoors with ease of access via a back gate, with Hope Valley Reservoir, Linear Park and Anstey Hill Recreation Park close by for a dose of fresh air. Moments to Highbury Primary School and Preschools, with zoning for Modbury High School. Hope Valley shops and Highbury Hotel nearby, while it's only 25 minutes to the CBD for an easy commute. Get set to embrace it all. More to love:- Single carport and additional off-street parking- Garage to rear yard- Updated laundry with exterior access- Split system reverse cycle air conditioner to lounge and wall unit to kitchen- Ceiling fan to main bedroom- Garden sheds- Security system- Garden shed- Downlighting- NBN ready Specifications: CT / 5394/775 Council / Tea Tree Gully Zoning / GN Built / 1966 Land / 740m<sup>2</sup> Frontage / 17.37m Council Rates / \$1,423.31pa Emergency Services Levy / \$118.00pa SA Water / \$153.70pq Estimated rental assessment: \$500 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Highbury P.S, Modbury South P.S, Dernancourt School, St Agnes School P-6, Modbury H.S Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409