

**24 Waikerie Avenue, Hope Valley, SA 5090**

**NOAKES  
NICKOLAS**

**Sold House**

Thursday, 19 October 2023

24 Waikerie Avenue, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$785,000**

Completed just a few years back in 2020, this striking contemporary Torrens titled home by Metricon offers you the opportunity to update your home base and enjoy a satisfying lifestyle upgrade within the friendly Hope Valley community. Set on a low maintenance 366m<sup>2</sup>, the high quality home boasts a sleek brown brick façade and offers three bedrooms, two bathrooms, open plan living, a spacious Alfresco and a dedicated study across a highly practical floorplan. Enter the home between stylish floating timber floors and LED downlights and find yourself in the dedicated study, ideal for those regularly working from home. Pass the dedicated laundry and find the main bathroom, boasting chic feature tiles, a family-friendly bath and separate shower, with an adjacent W/C increasing everyday practicality. Two bedrooms are fitted with built-in robes and quality blinds, making ideal bedrooms for the kids, while towards the rear of the home, the spacious bedroom levels up with a walk-in robe and a private ensuite keeping in style with the main bathroom. Open plan living is fabulously executed here on Waikerie Avenue. Find a flexible dining and living space, easily arranged to suit your own needs, while a very impressive modern kitchen centres under pendant lighting around the caeserstone-topped island bar. Complete with a dark tiled splashback, dark timber-look cabinetry, a large gas cooktop, more stainless steel appliances, a Clark Monaco undermount sink and a generous pantry, everything you need to entertain or relax at home in peace is ready and waiting. Sliding open those glass doors to the outdoors, a considerable tiled Alfresco provides a wonderful 'outdoor room'. Wrapped in high and stylish good neighbour fencing and overlooking the lawn and second paved patio area, every member of your family will be able to enjoy this flexible living and entertaining space. Hope Valley is a wonderful place to call home. Enjoy everyday local shopping at Drakes Hope Valley, morning coffee at Muddy Waters Coffee House, dining at Belmondo Ristorante, and weekend hikes and picnics within Anstey Hill Recreation Park. Just a few houses to Waikerie Avenue Playground and Berri Reserve, there's plenty of local places to play and enjoy, while you can enjoy year-round shopping and entertainment within nearby Westfield Tea Tree Plaza. More features to love:- Reverse cycle ducted A/C throughout- Secure double garage with panel lift door and off-street parking for two more cars on exposed aggregate driveway- Bill-reducing solar system installed 2020- Instant gas hot water system- Rainwater tank in place plus garden shed- Zoned to Modbury High, close to Modbury South Primary and Valley View Secondary School and within the catchment area for Modbury South Preschool- Easy access to public transport along Grand Junction and Reservoir Roads- Just 900m to Westfield Tea Tree Plaza and 11.6km to the Adelaide CBD. Land Size: 366sqm Year Built: 2020 Title: Torrens Council: City of Tea Tree Gully Council Rates: \$1,865 PASA Water: \$165 PQES Levy: \$145 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.