

249 Wright Road, Valley View, SA 5093

Raine&Horne.

House For Sale

Wednesday, 8 May 2024

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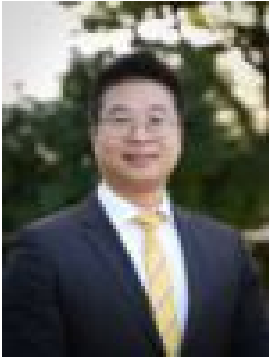
Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 709 m2

Type: House



Jacky Yang

0425251113



Ranjani Barot

0481863394

Auction onsite at 11:00 am on 01/06/2024 (USP)

This newly renovated, three-bedroom, two-bathroom brick veneer home is perfectly positioned in the desirable Valley View area, combining modern living with considerable redevelopment potential. With its appealing street facade and situated on a spacious 709 sqm corner allotment, this home is an ideal choice for first-time home buyers or investors/speculators. The layout features a master bedroom complete with an ensuite, providing privacy and convenience. Two additional good-sized bedrooms ensure ample space for family or guests. The home also offers separate kitchen, dining, and lounge areas, creating a structured and inviting environment.

Key Features:

- Land Area:** Approximately 709m² on a corner allotment, ripe for redevelopment into dual torrens title houses or semi-detached townhouses (STCC).
- Easements:** None, providing unobstructed development opportunities.
- Outdoor Living:** Access from the dining area to a quaint outdoor space perfect for dining and relaxation.
- Private Rear Garden:** Fully fenced, offering a secure area for children and pets to play.
- Storage Solutions:** Includes a tool shed and a large, spacious workshop, ideal for hobbies or additional storage needs.
- Lifestyle Benefits:** Located within walking distance to local schools and public transport, this property promotes a lifestyle of convenience and potential. It is only a 5-minute drive to major shopping hubs such as Tea Tree Plaza at Modbury and Ingle Farm Shopping Centre. The home is also near both public and private educational institutions, including Prescott Primary. With easy access to the O-Bahn, revamped TTP shopping centre, and nearby suburban reserves, as well as being just a stroll from the CBD, this property is positioned in a highly strategic and desirable location.

In addition to practical living spaces inside, the home boasts a spacious entertainment area outside and a small shed alongside the workshop in the backyard, ensuring plenty of space for day-to-day activities, hobbies, or relaxation. This combination of comfort, convenience, and potential makes it a standout option for anyone looking to invest in their future.

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

***Disclaimer:** Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.