

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



**House For Sale**

Thursday, 15 February 2024

27 Waikerie Avenue, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 402 m2**

**Type: House**



Robert Lonie  
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## Auction

Auction Location: On Site This beautifully presented home is positioned on a low maintenance 402sqm (approximate) manicured, corner block. Desirably located a short walk from Waikerie Avenue Playground and within short drive to Westfield Tea Tree Plaza, Cafes, Restaurants and a variety of reserves including Anstey Hill Recreation Park, creating a suburb lifestyle for the whole family to enjoy. Providing three good sized bedrooms, immaculate bathroom with floor to ceiling tiling and a divine open plan living, dining and kitchen area that has a seamless connection to the outdoor entertaining area and beautifully landscaped rear yard. All the hard work has been done, and there is nothing to do but simply move in and enjoy the lifestyle on offer! Features that make this home special:- Master bedroom with built-in robe - Spacious bedrooms two and three - Light filled living, dining and kitchen area with split system air conditioner - Classic white kitchen with stainless steel appliances including dishwasher, island breakfast bar and ample cupboard and bench space - Bathroom with separate bath and shower, featuring floor to ceiling tiling and separate toilet - Separate laundry with rear yard access - Ducted air-conditioning - Expansive, pitched roof outdoor entertaining area, perfect for hosting family and friends - Lawn area for the kids and pets to enjoy - Garden shed for additional storage - Rainwater tank - Single carport with roller door Only a short drive to the Hope Valley Reservoir perfect for fitness activities, pets and kids to enjoy and just minutes away from Hope Valley Shopping Centre, a variety of sought-after schools, parks and public transport options including the city via the O'Bahn. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174