

**27A Seaview Drive, Happy Valley, SA 5159**



**House For Sale**

Tuesday, 30 January 2024

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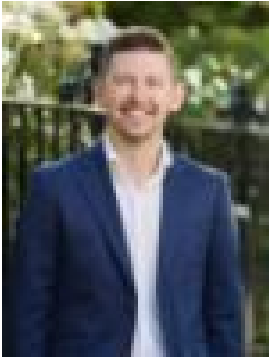
**Bedrooms: 3**

**Bathrooms: 2**

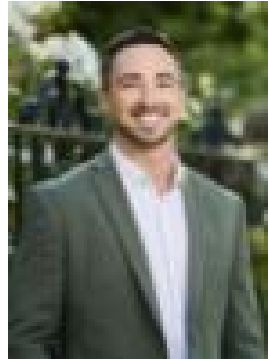
**Parkings: 2**

**Area: 575 m2**

**Type: House**



Pete Fallon



Cain Dover

0481759222

## **Best offer by 12th February (USP)**

Contact Pete Fallon for viewing times. Nestled in a private pocket of Happy Valley, this 3 bedroom family home is sure to appeal to a wide range of buyers including first home buyers, investors and downsizers alike. Happy Valley is highly sought after due to its close proximity to everything - Happy Valley shopping centre is just down the road for all your shopping needs. Happy Valley Reservoir is the perfect place to hike or kayak the reservoir itself, as well as Thalassa Park and Glenthorne National Park close by. There are great schools around the area including local primary schools, Woodcroft College and Prescott College and the city is only a half hour drive - there is so much to love about this location! As you approach the home you will appreciate the quiet, peaceful nature of the street, and the gorgeous views as you head towards the property. From the front of the home you can see over the reservoir and towards the ocean. The lounge room is at the front of the home, flowing with an abundance of natural light. The dining room is adjacent to the lounge room, creating the perfect place to host family and friends for dinner. The kitchen is at the heart of the home and has been beautifully renovated, with an abundance of bench space and cupboard storage, an island bench with stone bench top and all the essential appliances, including gas cooktop and dishwasher. The kitchen overlooks the second living area, the perfect place for the kids to have a place for themselves. The master bedroom is at the front of the home and features a walk in wardrobe and great size ensuite, and bedrooms two and three are both great size, each with built in wardrobes. For year round comfort, ducted evaporative air conditioning and gas heating have been installed, and to assist with the energy bills, solar panels have been installed, which are still on the 54c/KwH rebate until 2026! Heading outside you will find a beautifully maintained garden, well manicured and ready to enjoy. The outdoor entertaining area is the perfect place to enjoy your morning coffee and take in your surroundings, and the gardens are absolutely stunning, with the beautiful tree providing good shade. The shed at the back of the property is perfect for the handyman to tinker around in and there is plenty of undercover carping for your vehicles. With all this on offer, make 27a Seaview Drive Happy Valley the top of the shopping list. Book your viewing today! For more information or to register your interest contact Pete Fallon (RLA325453)