

**28 Miller Drive, Happy Valley, SA 5159**



**Sold House**

Thursday, 9 November 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



Brigitta Waters

## Contact agent

28 Miller Drive Happy Valley SA 5159  
Gorgeous, well-loved Family Home is up for grabs! Don't dilly-dally with this one - come and have a look at the gorgeous home that has been well-loved for many years and is now time to find its new family! Situated in the quiet backstreets of Happy Valley, this home backs directly onto the Vines Golf Club of Reynella. Never miss an opportunity for a hit and a swing right outside your back gate. Wake up every morning to the delight of this pearler of a location, a rare opportunity to own this gem! The 3 bedroom home was built in 1983 and has character and warmth that greets you as you walk in. To the left of the entry opens into a uniquely designed formal dining and sunken lounge area. Exposed brick features add character and warmth with small brick wall divides the two areas. So, whether it be a formal gathering or just a quiet night in, this creates the perfect entertaining combination. Open the large glass sliding doors and expand outdoors into the pergola area. Flowing into the country kitchen with the high raked ceilings and the clerestory windows, natural light fills the room. Take in the beautiful view of the backyard and beyond into the golf course through the full kitchen window. With a pantry, elevated shelving, and ample storage space to enjoy your kitchen - add an island bench or a small dining table for those informal meals. Gas oven, large fridge alcove, and built in wine-rack are extra features. Opposite this is another living area, tv room, or extended dining overlooking the lush gardens to the front. Now lets heads down the hallway, to the front of the house where you will find bedrooms 2 and 3. Both have built-in robes along with the sensational garden view. Opposite is the main bathroom which includes a sunken bath with a view, shower, vanity, and toilet. The laundry includes a third toilet, separated for family convenience, as well as the outdoor access onto the patio for those busy washing days. The spacious master bedroom includes a built-in robe, ceiling fan, and a fully equipped ensuite. A large glass sliding door leads out onto the patio area for you to enjoy a morning coffee, evening beverage, or just open up for the wonderful fresh air and natural light. The sheltered pergola is the perfect entertaining area that flows out onto the well-kept lawn and gardens, overlooking the expansive golf greens. A garden tool shed is situated at the base of the garden, in addition to the garage at the end of the driveway, and you have your own gate access directly onto the reserve. Ducted evaporative cooling is installed throughout the home for the summer months, and there's a gas heater in the lounge area for the cooler months, ensuring year-round comfort. The property is located in a tightly held area, with rare opportunities to purchase in this sought-after location. Capital value - \$610,000  
ESL - \$143/year  
SA Water - \$168/quarter  
Council - \$474/quarter