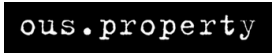


3/43 Magnolia Avenue, Happy Valley, SA 5159



Unit For Sale

Wednesday, 15 May 2024

3/43 Magnolia Avenue, Happy Valley, SA 5159

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Nick Tuck
0408932775



Kelly Thomas
0473140811

Contact Agent

Nestled at the end of a leafy no-through road, this two-bedroom homette is sure to make you feel warmly welcomed. The location is idyllic, and the renovated home is a delightful nest or invest option. Crispy-cool tones create a contemporary vibe with a flowing lounge-to-dining connection for easy entertaining. Meanwhile the ravishing kitchen reno introduces luxe timber benchtops – a dashing pop of colour to complement the floating floorboards and contrast with a suite of stainless kitchen appliances. Sliding glass doors let in oodles of natural light and connect the dining space with the paved and private courtyard. Private and peaceful, the addition of a few pot plants would transform this private sanctuary into a lush and leafy oasis. You'll find the fresh-as-a-daisy updated bathroom has a bath, shower and a separate w/c, while the spacious laundry includes a built-in linen cupboard. Buyers needing somewhere ideally located, peaceful and private, and fabulously renovated will find their happy place right here. More to love: • Brick veneer c.1986 construction • Just 6 home unit in the group • Spacious semi open-plan layout • Single carport under the main roof • Kitchen features a dishwasher, gas cooktop, pantry, tiled splashback • Stunning floating floors in the living areas • Two bedrooms with cosy carpets • Master bedroom features a ceiling fan and built-in robe • Bay window in the light and airy lounge with reverse cycle air conditioning • Updated bathroom and laundry • Just 500m to Braeview School and 2.3km to Reynella East College • Walk to bus stops and the Happy Valley Shopping Centre • Close to the Happy Valley Reservoir • Easy access to the Southern Expressway Loads to love and nothing to do... this is your happily-ever-after homette! Council rates / approx \$1,416.72 p.a SA water / approx \$614.80 p.q ES levy / approx \$102.90 p.a Strata Fees / approx \$362.50 p.q LET'S TALK RLA 267639 Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.