

**3 Molvig Avenue, Hope Valley, SA 5090**

RADELAIDE

**House For Sale**

Monday, 22 January 2024

3 Molvig Avenue, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Baldeep Dang  
0881263878

**\$669,000 - \$719,000**

Seize the opportunity to acquire this charming, low-maintenance residence nestled in a serene tree-lined street at the heart of Hope Valley. Constructed in 2014, this home is ideal for first-time buyers, young families, or those seeking to initiate or expand their investment portfolio. Meticulously maintained throughout the years, this delightful dwelling features three bedrooms, with Bedroom 3 boasting a built-in robe and the master bedroom offering a spacious walk-in robe and ensuite. The open-plan living area bathes in natural light, showcasing kitchen with stone island benchtop equipped with a dishwasher, stainless steel appliances, ample storage, and walk-in pantry. Additional highlights include a gleaming central bathroom, a separate toilet, a laundry complete with a linen cupboard and sink, and a low maintenance backyard with an undercover entertainment area. Key features of this home include: Torrens titled High 2.7m ceilings Floor to ceiling tiles in bathrooms Porcelain tiles throughout Picturesque Bay window LED Downlights Neutral décor Ducted reverse cycle aircon Security alarm system Roller Shutters Laundry with linen cupboard and sink Low maintenance Garage with an automatic panel door Walking distance to a local Baymor reserve Ideally situated in the vicinity of diverse Child-Care centres, both public and private schools, such as Modbury High School and Torrens Valley Christian School, this location ensures accessibility to quality education. Additionally, numerous sports grounds and parks are conveniently nearby, offering recreational opportunities. Indulge in a wealth of shopping choices, as the Hope Valley Shopping Centre and the amenities of Tea Tree Plaza are just a brief drive away. For seamless travel to the CBD, the O'Bahn at Tea Tree Plaza Interchange provides effortless access. This strategically positioned area combines educational, recreational, and retail conveniences, promising a well-rounded and accessible lifestyle. To be part of this, call Baldeep today! \*While we have made every possible effort to ensure that the information provided is accurate, Radelaide Real Estate accepts no liability for any inaccuracies or exclusions (including but not limited to a property's land size, floor plans and size, overall condition). We recommend that if you are interested, to make your own inquiries and obtain your own legal advice where necessary. RLA: 319212