

# 3 O'Loughlin Road, Valley View, SA 5093

## House For Sale

Tuesday, 7 May 2024

3 O'Loughlin Road, Valley View, SA 5093

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 798 m2

Type: House



Ryan Ranger  
0419363645



Mark Lands  
0402209563

## **Auction - Saturday 25th May at 10am On-site**

This great property sits on an expansive 798 square meter allotment (approx) and is positioned in the sought after location of Valley View. Boasting four generously sized bedrooms, a lovely formal living room and a spacious backyard, this home appeals to a diverse range of buyers and is waiting for you to add your own personal touches! This great property is positioned in a valuable location close to a variety of admirable amenities. IGA is just up the road to provide for your weekly groceries and the popular Westfield Tea Tree Plaza is a short drive away for further shopping and entertainment options. Walkley Heights Reserve, Haddington St Reserve and O'Loughlin Rd Reserve are some of the quality reserves close by allowing you to embrace the outdoors. Quality public and private schooling options close by include St Paul's College, Valley View Secondary School, Ingle Farm East Primary School and Prescott Primary Northern. Key features include: > Four good sized bedrooms with built-in robes to bedrooms one and two. > The living room is spacious and comprises large built-in cupboards and provides you with the perfect space to spend time with loved ones. > The kitchen offers a gas cooktop, ample cabinetry, breakfast bar seating and connects effortlessly to the dining room. > Step outside to the generously sized backyard which features a large verandah, a shed and plenty of space to add your own personal touches. > Neutral bathroom with a separate toilet. > Laundry with convenient external access. > Ducted evaporative cooling throughout. > Linen press. > Carport with undercover parking space for one vehicle. Details: Certificate of Title | 5623 / 251 Title | Torrens Title Year Built | 1968 Land Size | 798 sqm approx Irregular Frontage Cooktop | Gas Council | Port Adelaide Enfield Council Rates | \$261.47 pq Water Rates | \$153.70 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.