

3 Topaz Court, Hope Valley, SA 5090



House For Sale

Monday, 29 April 2024

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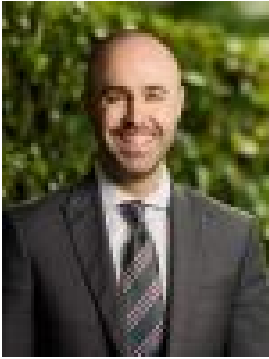
Bedrooms: 4

Bathrooms: 2

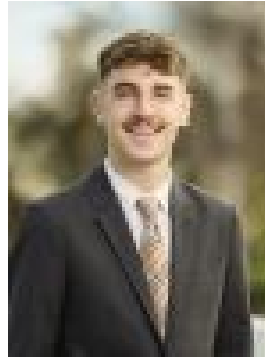
Parkings: 2

Area: 578 m2

Type: House



Nick Borrelli
0861871302



Will Hurley
0452657914

Auction On-Site Saturday 18th May 11AM (USP)

Introducing 3 Topaz Court, Hope Valley - a stunning residence nestled in a private cul-de-sac, offering the perfect blend of comfort and functionality. This charming home boasts three bedrooms plus a study, or four bedrooms, providing ample space for your family to grow and thrive. With two bathrooms and a double carport, convenience is at your fingertips. Step inside and be greeted by a light-filled open plan family, dining, and kitchen area, designed for modern living. The sleek white cabinetry, double sink, dishwasher, stone benchtops and pantry make the kitchen a chef's delight. Need extra space? There's a carpeted second living area with a large window, perfect for relaxation or gatherings. Entertain guests alfresco style under the spacious verandah, overlooking the beautifully manicured and low-maintenance gardens. The master bedroom features a walk-in robe and ensuite, while bedrooms two and three offer built-in robes for added storage. Bedroom four provides versatility, serving as either a bedroom or a study to suit your needs. For energy efficiency take advantage of the Australian made 7kW solar system from Tindo Solar. For added convenience, the main bathroom boasts a large vanity, bathtub, and separate toilet, while the laundry provides direct access to the backyard. Enjoy year round comfort with new Daiki ducted reverse cycle air conditioning. With a double carport featuring dual roller doors and additional off-street parking in the driveway, parking will never be an issue. Perfectly located within easy reach of valuable urban resources. Enjoy the bountiful parks and reserves in the local area including Amber Reserve and Beckman Reserve, all ideal for your sporting and recreational activities. Hope Valley Supermarket is just a short drive for your daily needs and Tea Tree Plaza is nearby for a quality international standard shopping experience. Enjoy the quality school zoning to Ardtornish Primary and Modbury High School. Excellent local private schools include Torrens Valley Christian School, St Pauls College, Burc College and Kildare College. Meanwhile Highbury Preschool and Primary School are a short walk away.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | TEA TREE GULLY Zone | GN - General Neighbourhood Land | 578sqm (Approx.) House | 200sqm (Approx.) Built | 2002 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa