

3 Weld Crescent, Hope Valley, SA 5090



House For Sale

Thursday, 16 November 2023

3 Weld Crescent, Hope Valley, SA 5090

Bedrooms: 3

Bathrooms: 1

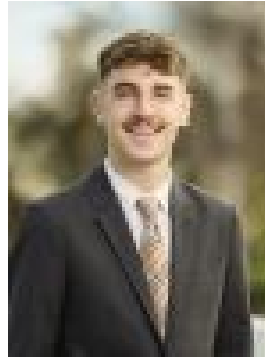
Parkings: 2

Area: 716 m2

Type: House



Andrew Mayne
0434973204



Will Hurley
0452657914

Auction On-Site Saturday 2nd December 4:00PM

Discover the untapped potential of this expansive 716sqm block with a total frontage of 30.7m at 3 Weld Crescent! Your dream home opportunity awaits, offering not only a comfortable living space but also the chance to reimagine and maximize the full potential of this prime location. This three-bedroom, one-bathroom home is a canvas awaiting transformation. With bedrooms featuring built-in wardrobes, the spacious lounge room at the front of the home sets the stage for possibilities. Wooden bifold doors add a touch of character, creating a warm and inviting atmosphere. The kitchen, equipped with a gas stove and raised breakfast bar, overlooks the dining room, providing a perfect space for family gatherings. A formal dining room with storage and a fireplace adds a touch of grandeur, creating an ideal setting for memorable occasions. Venture into the large rumpus room, boasting a fireplace, split system air conditioner, ceiling fan, and outdoor access, offering endless possibilities for entertainment or an additional family space. The property is fitted with blinds and curtains throughout, featuring floating floorboards in the meals and bedrooms, with tiled floors in the remaining areas. Beyond the comforts, discover the investment potential of this property. The solar system with fourteen panels and a gas hot water system ensures efficiency and cost savings. Security features provide peace of mind, while the double carport with roller doors and ample driveway parking for up to six vehicles offers convenience. Step into the outdoors and experience the expansive pitched roof verandahs and pergolas, providing the perfect backdrop for summer get-togethers. Two bird aviaries and a large shade house cater to bird and gardening enthusiasts, fostering a connection with nature. Positioned in a quiet neighborhood, with Korong Reserve and Anstey Hill Recreation Park just minutes away, daily conveniences are easily accessible, with supermarkets and shopping centers within a short drive. Highbury Primary School is conveniently located only two minutes away, ensuring educational opportunities for families. Now, envision the potential to unlock the value of this generous block. With the option to build your dream family home or seize the opportunity to subdivide and construct two homes (STCC). Act now to secure this property and turn your vision into reality. Explore the possibilities at 3 Weld Crescent—your canvas for a dream lifestyle and a sound investment. Enquire today!

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 | 716sqm (Approx.) House | 132sqm (Approx.) Built | 1973 Council Rates | \$1761 pa Water | \$323 pq ESL | \$280 pa