

32 Booth St, Happy Valley, SA, 5159



Sold House

Wednesday, 21 June 2023

32 Booth St, Happy Valley, SA, 5159

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Sean Muxlow
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Joshua Liebich

Picture Perfect Happy Valley

This fresh and vibrant home is the perfect place to enjoy convenient, low-maintenance living in natural surroundings. With a sun deck out the front and covered alfresco entertaining out the back, this is a house for year-round fun.

Beautifully modernised inside and out, this home combines impressive curb appeal with a contemporary, welcoming vibe. Inside, lots of natural light and the warm tones of floating timber floors offset the clean white lines of the open-plan family living zone.

When it comes to outdoor living and entertaining, you are spoilt for choice! Relax on the deck out the front and soak up the sun with your morning cuppa or host a crowd on the rear alfresco entertaining area. It's perfect for summer BBQs and lazy Sunday brunches.

The gourmet kitchen will satisfy the most discerning home chef with gas cooking, a large pantry and easy-clean stainless steel benchtops. A large window over the sink ensures plenty of natural light, and a handy breakfast bar overlooks the adjoining living and dining areas.

There are three spacious and light-filled bedrooms, all with plush carpets. The master bedroom has a private ensuite, while the other bedrooms share the updated bathroom-laundry.

Other great features include ducted heating and cooling, a carport with automatic door and internal access and well-established, low-fuss gardens.

Lovers of the great outdoors will enjoy living here with Happy Valley Reservoir, Glenthorne National Park and O'Halloran Hill Recreation Reserve all within easy reach. Spend your weekends exploring local hiking trails, paddling the kayak on the reservoir or testing your bike skills on the mountain bike trails.

There's no need to compromise on convenience with the local shops, public transport and schools within walking distance.

Things we love:

Fresh, bright and beautifully modernised

Gorgeous kitchen

Extensive outdoor entertaining options

Open-plan family living zone

Three bedrooms, built in robe to one bedroom

Master bedroom with ensuite

Ducted heating and cooling

Carport with automatic door

Nature on your doorstep

Close to all the essentials

Comfortable, airy, and modernised to perfection, this home is just waiting to welcome its new family in. Call Sean Muxlow or Joshua Liebich to find out more.

Property Specifications:

Title: Volume 6102 Folio 740

Council: City of Onkaparinga

Zoning: General Neighbourhood (GN)

Land Size: 780 m²

Frontage: 21.34 m

Council Rates: \$1,608.09 pa

ES Levy: \$117.55 pa

SA Water: \$146.65 pq

Nearby Schools: Happy Valley Primary School, Hallett Cove East Primary School, Reynella East College, Braeview School R-7, Our Saviour Lutheran School

Rental Estimate: \$550 - \$570 pw

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.

RLA 296441