

**34 Canis Avenue, Hope Valley, SA 5090**

Professionals

**Sold House**

Saturday, 12 August 2023

34 Canis Avenue, Hope Valley, SA 5090

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 690 m2

Type: House



Dragan Pancic  
0882581344

**\$605,000**

Dragan Pancic and Professionals Salisbury are proud to present this wonderful family home situated in the ever so popular suburb of Hope Valley, only minutes to your local shops, Tea Tree Plaza, public transport, parks, nearby schools and much more! Making it the ideal family home or the next investment/development opportunity. Features of the home include 4 spacious bedrooms, study room, 2 bathrooms, double driveway with carport and a large outdoor pergola perfect for entertainment. This home offers you the space and comfort you desire. The large master bedroom can be used to your liking, whether you would like to keep it as a 4.2m x 8.4m bedroom, lounge room or another sealed off room used as a granny flat with bathroom and kitchenette, the options are endless. The kitchen ideally positioned provides you access to all utilities complete with today's appliances and necessities including a built-in pantry for plenty of storage, dishwasher, gas cook top stove and electric wall oven, overhead cupboards, and dishwasher. The outdoor living area is completely secure and private with fencing all round and overlooks the lovely garden, with access to the large shed and barbeque area. All of this situated on a great sized allotment of 690m<sup>2</sup> in a secure area and away from main roads. This home is move in ready and awaiting your next journey. Other features include:- Large front verandah under the porch- Ducted evaporative cooling- Reverse cycle split air conditioning- Gas heating- Ensuite in master bedroom- Compliant smoke alarms- Beautiful landscaping and garden- Laminated flooring

Property features: Council / Tea Tree Gully (Torrens Title) Easements / NIL Built / 1967 Land / 690m<sup>2</sup> (approx). Build / 173m<sup>2</sup> (approx). Total / 277m<sup>2</sup> (approx) Frontage / 18m (approx). Depth / 38m (approx). Construct / Double brick Build style / Contemporary Roof / Steel construct

This home ticks all the boxes, perfect for a family looking to expand, first home buyers or an investor/developer looking for an opportunity, the perfect home waiting just for you. Call Dragan Pancic on 0448 045 361 to arrange an appointment for viewing or further information!