

**35 Berri Road, Hope Valley, SA 5090**

RADELAIDE

**Sold House**

Thursday, 18 January 2024

35 Berri Road, Hope Valley, SA 5090

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 745 m2**

**Type: House**



Baldeep Dang  
0881263878

**\$775,000**

Experience comfort and entertainment in this stylishly updated home, thoughtfully expanded for a seamless move-in opportunity. Nestled in a serene location opposite a reserve and stone throw away from the picturesque Berri reserve. This residence presents a spectacular renovated kitchen, brand new laminate flooring & carpets, and an expansive rear yard boasting dual entertaining areas. The home consists of 3 bedrooms each equipped with built-in robes, a renovated central bathroom and not to mention that it also has a separate rumpus room, which can be utilised as a fourth bedroom or private retreat. This home has spacious living area and a massive carport area which overlooks the large garden. Positioned on a generously sized 745sqm (approximate) block with an expansive 18.4m (approximate) frontage, this property appeals to first-time homebuyers eager to enter the market, families seeking convenience and space, or investors eyeing rental potential and rewards. The property also offers ample space for a caravan, boat, or trailer. Discerning buyers will undoubtedly be impressed by this meticulously maintained property. The best part about this home:-  
- A generously sized separate lounge room  
- Immaculate upgraded kitchen with stone benchtops, Siemens gas cooktop, Pyrolytic oven, dishwasher, Delonghi range hood, and island bench  
- Dining area adjacent to the kitchen  
- Elegant bathroom with floor-to-ceiling tiling, wall-hung vanity, above-counter basin, frameless glass shower, and above-mirror lighting  
- Separate toilet for added convenience  
- Private laundry  
- Freshly painted  
- Daikin ducted reverse cycle air conditioning  
- Verandah and additional pergola in the rear yard, perfect for outdoor entertaining  
- Landscaped front and rear yards with ample space for children or pets to play  
- Garden shed  
- Garage/workshop with concrete flooring and roller door  
- Double-length carport with roller door and drive-through access to additional double carport and garage/workshop  
- Three-phase power available to the garage/workshop  
- Tinted front windows  
- Electric roller shutters  
- 2.16KW solar electrical system with 12 panels  
Conveniently located near a variety of early learning centres, public and private schools, including Modbury High School and Torrens Valley Christian School. Numerous sporting grounds and parks are within close proximity. Enjoy a plethora of shopping options, with Hope Valley Shopping Centre and the amenities of Tea Tree Plaza just a short drive away. Easy access to the CBD is provided via the O'Bahn at Tea Tree Plaza Interchange. To be part of this beautiful home, give Baldeep a call today! While we have made every possible effort to ensure that the information provided is accurate, Radelaide Real Estate accepts no liability for any inaccuracies or exclusions (including but not limited to a property's land size, floor plans and size, overall condition). We recommend that if you are interested, to make your own inquiries and obtain your own legal advice where necessary. RLA: 31921