

**35 Ernest Crescent, Happy Valley, SA 5159**



**Sold House**

Friday, 29 December 2023

35 Ernest Crescent, Happy Valley, SA 5159

**Bedrooms: 3**

**Bathrooms: 2**

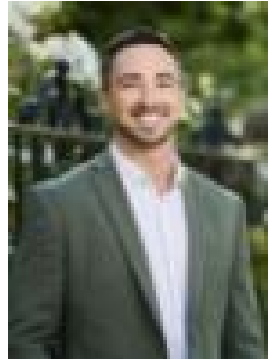
**Parkings: 4**

**Area: 732 m2**

**Type: House**



Pete Fallon



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0481759222

**\$801,050**

Contact Pete Fallon for viewing times. Located in the highly desirable suburb of Happy Valley, this 3 bedroom family home is sure to appeal to a range of buyers, from first home buyers to investors and downsizers alike. Happy Valley is a highly sought after suburb based on it's proximity to everything - the Happy Valley Shopping Centre is just down the road for all your shopping needs. There are great quality schools nearby including Woodcroft College & Reynella East College. There is plenty of public transport taking you easily towards the CBD and there is plenty to explore, from the Glenthorne National Park, to Happy Valley Reservoir or the beautiful beaches of Southern Adelaide - there is so much to do around here! As you approach the home you will appreciate the beautiful street nature of this property, with it's beautifully maintained gardens and the abundance of off street parking available. As you enter the home you will notice the fresh paint and flooring that goes throughout the home. The lounge greets you on the right and is flowing with natural light and beautiful plantation shutters. The lounge flows smoothly through to the dining room, a great size to host your friends and family for dinner. The kitchen has been beautifully updated with it's gorgeous rose gold finishings, large bench spaces to prepare on and plenty of cupboard storage. The walk in pantry is a great size to store all your items. The kitchen overlooks the second living space meaning you can prepare meals and host your friends. The three bedrooms are all a great size, each with built in wardrobes and the master with ceiling fan, and the 3 way bathroom services these areas well. Conveniently, there is also a second bathroom flowing from the laundry. For year round comfort there are many ways to heat or cool yourself, from reverse cycle air conditioning to evaporative cooling, combustion heating and split systems - you can take your pick! To assist with electricity bills, solar panels have also been installed. Heading outside you are in for a treat - with over 730sqm of land there is so much space to move around. The large entertaining area flows smoothly off the second living area, making indoor/outdoor entertaining a breeze. Your friends will want to be over every day, cooling off in the beautiful swimming pool at the rear of the property. There is plenty of lawn for the kids to run and play on, as well as a place to grow all your vegetables around the side of the home. There is undercover parking for multiple vehicles and an abundance of off street parking for many more. With all this on offer, make 35 Ernest Crescent the top of the shopping list. Book your viewing today! For more information or to register your interest contact Pete Fallon (RLA325453)