

**35 Knightsbridge Avenue, Valley View, SA 5093**

ALL ADELAIDE

**House For Sale**

Friday, 5 April 2024

35 Knightsbridge Avenue, Valley View, SA 5093

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 601 m2**

**Type: House**



Deep Solanki  
0426697852

## **Auction On Site: Saturday 20th April at 5:00pm USP**

Peacefully nestled in a low traffic street, sited on a generous corner allotment of 601m<sup>2</sup>, this upgraded solid brick home features 4 generous bedrooms, study, 3 living areas and ample outdoor space across a recently painted layout that will appeal to the growing or established family. Fresh neutral tones, stunning polished timber floors and 2.5 m ceilings greet us as we enter a wide gallery style foyer where natural light gently infuses. A delightful central kitchen provides a refreshing social hub, perfect for the active family. Cook in contemporary comfort with crisp white cabinetry, stainless steel appliances, stone look bench tops, double sink with filtered water, corner pantry and breakfast bar. Relax every day in casual comfort in a spacious family room adjacent to the kitchen or a large living room where a wall of windows allows natural light to infuse, and quality carpets add a refined ambience. A separate dining room adjacent to the kitchen is the perfect spot for both casual and formal meals. All 4 bedrooms are of good proportions, all offering stylish polished timber floors. Bedrooms 1, 2 & 3 all feature built-in robes and split system air-conditioners. Bedrooms 1 & 4 have the added bonus of security roller shutters to the windows. Step outdoors and entertain alfresco style on a generous paved pergola, overlooking a large lawn covered backyard where a garden shed offers outdoor storage and a cubby house is the perfect spot for the kids to play. A two-car carport with lock up roller doors is easily accessed from the side street and there is ample space for extra storage or workshop amenities. Briefly: \* Spacious solid brick home on convenient corner allotment of 601m<sup>2</sup>\* 4 generous bedrooms, 3 living areas plus study\* Ducted air-cooling system throughout the house \* Brand new gutters installed on the property \* Stunning polished timber floors and fresh neutral tones \* Generous entrance foyer with ample natural light\* Central kitchen features crisp white cabinetry, stainless steel appliances, stone look bench tops, double sink with filtered water, corner pantry and breakfast bar\* Spacious family room with breakfast bar from the kitchen \* Generous living room with plush carpet and ample natural light\* Bedrooms 1, 2 & 3 with built-in robes and split system air-conditioners \* Bedrooms 1 & 4 with security roller shutters\* Bright main bathroom with separate bath and shower\* Walk-through laundry with exterior access\* Separate toilet\* Paved pergola area, perfect for alfresco relaxation\* Generous lawn covered backyard with garden shed and cubby house\* Two-car carport via side street access\* Workshop/storage area adjacent to carport\* Ample off-street parking for recreational vehicles\* Ideal resident ready family home Located in a fabulous family friendly area with quality local schools. Valley View Secondary School is the zoned High School and unzoned primary schools nearby include Modbury West School, Para Vista Primary School, Ingle Farm East Primary School, Wandana Primary School & Modbury School Pre-7. Local private schools include Good Shepherd Lutheran School and Prescott Primary Northern. The Dry Creek Linear Park Wetlands, Dunkley Green & Iberry Green Reserves make ideal places for exercise or a casual stroll, along with the Valley View Tennis Club, Soccer Club and the Valley View Par 3 Golf Course, all close by. The O'bahn Busway is close by for quality public transport to the city, and the bus route on Wright Road is within walking distance. Tea Tree Plaza will provide world class shopping facilities for your designer and specialty shopping and Ingle Farm or Valley View Shopping Centre's will cater for your weekly grocery shopping. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.