

35 Valley View Drive, Highbury, SA 5089

**NOAKES
NICKOLAS**

Sold House

Thursday, 9 November 2023

35 Valley View Drive, Highbury, SA 5089

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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\$1,235,000

Fully renovated to a lofty standard in the last two years, this true valley view home offers exceptional living with appeal for the entertainer or family in Highbury. Boasting a generous 1361m² allotment and an impressive 27.4m frontage onto Valley View Drive, behind a red double brick mid 60's façade, enter from the porch directly into the first floor open plan living. Floating timber floors extend through to floor-to-ceiling windows, where uninterrupted views frame the picturesque valley below. Two vast stone benchtops define a striking contemporary galley style kitchen that enjoys the best of those views too, while stainless steel appliances and a large walk-in pantry with an extra sink and fridge keep your space sleek and minimalist. With a living space of this scale, configure your lounge and dining however you will, and when the sun is shining, take it out onto the large balcony for your entertaining and relaxation to maximise those views. Down the hall, three carpeted bedrooms are fitted with built-in robes and downlights and share use of the glorious main bathroom. Complete with floor-to-ceiling tiling, a dramatic black freestanding bath and matching raised basin, and a convenient separate toilet, it's the perfect everyday luxury. From the valley, an impressive two-storey façade rises over landscaped gardens ideal for garden parties and for kids and pets to play. Downstairs, a second sumptuous living space maximises the liveability of your home. Expanding over gleaming easy-care tiles and flowing out to the undercover entertainer's Alfresco, enjoy a feature fireplace set into stone, ceiling fans, quality paving and shade blinds. The fourth bedroom is also on the ground floor and enjoys a large walk-in robe and a modern adjacent bathroom. Expansive and updated to the highest quality, this impressive home will please the entertainer and the family unit alike in Highbury, on the brink of majestic foothills recreation. Spend weekends exploring the Black Hill, Morialta Conservation Parks and the River Torrens with the backyard gate offering you direct access to the walking trail. Shop locally at Dernancourt Shopping Centre (including Coles), enjoy the Highbury Hotel, join Goodlife Health Clubs and choose from a large range of local schools, all while just 10.5km to the CBD. Call today to arrange your exclusive private viewing! More features to love:- Reverse cycle split system A/C units to bedrooms and living- Secure double carport with roller doors and further off-street parking- Recently fully rewired and partially replumbed- 10kW solar system with Fronius inverter and Tesla Powerwall series 2 battery, installed 2/22- Instant gas hot water system- 1000L rainwater tank and irrigated rear garden- Large unlined shed- Zoned to Modbury High, close to Highbury Primary, Modbury South Primary, Charles Campbell College and Saint Ignatius and within the catchment area for Dernancourt Kindergarten- Easy access to public transport- Just 2.7km to Westfield Tea Tree Plaza and 10.5km to the Adelaide CBD Land Size: 1361sqm Frontage: 24.7m Year Built: 1966 Title: Torrens Council: Tea Tree Gully Council Rates: \$2,403.81 PASA Water: \$340PQ Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.