

36 Geraldine Street, Valley View, SA 5093

ALL ADELAIDE

House For Sale

Saturday, 4 May 2024

36 Geraldine Street, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 738 m2

Type: House



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AUCTION SAT 25TH OF MAY @ 1PM

Perfectly positioned in the much sought after area of Valley View, on a generous corner allotment of 738m², this traditional, solid brick family home offers a wonderful opportunity for first home buyers, astute renovators, investors as well as developers (subject to planning consent). A wonderful, tightly held location nestled midway between the Valley View Tennis Club, Thomas Turner Reserve and the Valley View Golf Course enhances the lifestyle and liveability of this unique offering. The original home features 3 bedrooms across a traditional wide frontage design. Security alarm and roller shutters to most main windows will provide comfort and peace of mind. A generous living room with large windows offers ample natural light as well as a picturesque backdrop of the Thomas Turner Reserve treetops. A gas heater offers comfort for the cooler months. A combined retro meals and kitchen area includes ample storage and bench space, double sink with Puratp, gas cooktop as well as sliding door access to the back verandah. All 3 bedrooms are generously proportioned, the master bedroom is equipped with a built-in dresser, bed head and robe. Bedroom 2 offers a built-in robe. A bright main bathroom with separate bath and shower, separate toilet and walk-through laundry complete the interior. Relax outdoors on a tiled rear verandah overlooking a generous north facing backyard with a variety of established plants, a storage shed and a healthy stretch of lawn for kids' games and family pets to roam. Extra land to the side of the house offers the perfect spot for a thriving edible garden, or a second storage shed. The enclosed sunroom will make a great space for a home office or hobbies room, while a spacious double sized garage with remote control roller doors, offers the flexibility of use as a rumpus/ game's room/ workshop/ storage space as well as secure parking for the family cars. Move in now and enjoy, or upgrade to suit in this fabulous lifestyle location. Briefly: * Original cream brick home on elevated corner allotment * Elevated allotment approximately 738m² with an approx. 40.9 mtr frontage on Derwent and 20 mt on Geraldine St * Tightly held location nestled on the fringes of Thomas Turner Reserve with a short stroll to several ovals, bbq /picnic areas, nature walking trails and the Valley View Golf Course * Opportunity for renovation experts, younger families or wise developers * 3 spacious bedrooms across a traditional wide frontage design, 2 with BIR's * Spacious light filled living room with tree top views, gas heater and wall mounted air-conditioner * Combined kitchen/meals area offers the original cabinetry, double sink with Puratap, tiled splash backs, gas cooktop, range hood and sliding doors to the back verandah * Bright main bathroom with bath and shower * Separate toilet * Walk-through laundry with exterior access * Wide tiled rear verandah ideal for relaxing and entertaining all year round * Handy sunroom/hobbies room/study/home office * Security alarm and roller shutters to most main windows * Oversize double garage with remote controlled roller doors Peacefully nestled in a low traffic street in a great lifestyle location between the Valley View Tennis Club, Thomas Turner Reserve and the Valley View Golf Course. The Junction Shopping Centre is conveniently located just down the road and Gilles Plains Shopping Centre & Valley View Shopping Centre are also quite accessible. Tea Tree Plaza is just minutes away with cinema and restaurants facilities as well as Civic Park with a nature playground and TTG library offering something for the whole family. Para Vista Primary, Ingle Farm Primary, Modbury West & Wandana Primary are all in the local area. The zoned high school is Valley View Secondary School. St Pauls College and TAFE SA Gilles Plains Campus are only a short distance away. Plenty of public transport surround the property with an easy and direct commute to the Obhan and a mere 25 minute's drive to the CBD. Held for a long time by one family, this home is now ready for the next chapter of its' life. The possibilities here are endless and definitely will be rewarding to any buyer who takes advantage of the vast potential. And please feel free to contact Magosia with any questions you may have. Otherwise, see you at the open! 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.