

37 Knightsbridge Avenue, Valley View, SA 5093

House For Sale

Wednesday, 12 June 2024

37 Knightsbridge Avenue, Valley View, SA 5093

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 630 m2

Type: House



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Auction | \$695,000

Auction Location: On Site Nestled on a quiet street, in the heart of a thriving north-eastern hotspot, 37 Knightsbridge Avenue exudes an inviting and easy-care exterior, while the interior spaces are thoughtfully designed to cater to the needs of a modern family. Move in and love it as is or choose to add your own touch with a contemporary renovation, this solid brick build offers a seamless floorplan for every member of the household. Bathed in natural light throughout to create a warm and inviting atmosphere this charming home hosts a total of four-bedrooms and two bathrooms. At the heart of the home, the well-equipped kitchen, overlooks the dining and lower levelled living space, all of which meld seamlessly with the outdoor undercover entertaining space, ensuring plenty of room to cohesively congregate indoors or out. This setup is a dream for entertainers, allowing for gatherings to take place across the entire rear of the home, regardless of the season. Don't miss out on your opportunity to step securely and stylishly into an area that's so in-demand right now. Properties such as this have become a favourite among urban professionals, first home buyers, and investors after high-yield rental returns, all keen for a slice of the benefits a city-fringe locale offers. Features to note: • Solar system x8 panels • Ducted reverse cycle air conditioning • Electric lock-up carport • Security alarm system • Outdoor undercover entertaining • Westinghouse dishwasher • Filter tap • Gas cook top • Separate laundry • Built in robes to three bedrooms • Ensuite to bedroom 1 • Separate toilet to main bathroom • Full sized bathtub • TV antenna point to bedroom 4 • Lemon and Mandarin trees • Garden shed

Nearby Attractions and Entertainment: • Valley View Reserve and Dry Creek River Trail, moments from home • Valley View Golf Driving Range and Par 3 Course • Valley View Tennis Club • Hoyts movie theatre • Waterworld Aquatic Centre • 22-minutes drive to the CBD. **Shops, Restaurants, Bars:** • Clovercrest Village, a 16-minute walk for any of your amenity needs • Westfield Tea Tree Plaza 5-minutes from home • Bangkok Boulevard, The Pickled Duck and TGI Fridays • Valley View Chicken and Seafood and Valentino Pizza, 5-minutes from home • Bunnings Modbury **Schooling:** • Zoned to Valley View Secondary School • Walking distance from Modbury West School, Prescott Primary Northern, Para Vista Primary, and Good Shepherd Lutheran • Minutes to many others such as St Paul's College, Wandana Primary, Pinnacle College, Dernancourt Primary, East Para Primary, Ingle Farm East Primary, Modbury High and Ardtornish Primary. **Transportation:** • Ample bus stops along Wright Road or North East Road • 5-minute drive to the O'Bahn for easy CBD access

Method of Sale: • Auction On Site at 10:00am, Sunday 23rd June 2024 **Disclaimer:** • Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. For more information: • Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0488 888 816.