

**37 Valley View Drive, Highbury, SA 5089**

**Boffo**

**House For Sale**

Wednesday, 8 May 2024

37 Valley View Drive, Highbury, SA 5089

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 855 m2**

**Type: House**



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## **Auction \$1,100,000**

Auction Location: On Site Escape the city's hustle and bustle without sacrificing convenience at 37 Valley View Drive. This truly enchanting, spacious five-bedroom family haven offers over 250sqm (approximately) of light-filled living space, complete with direct access to Linear Park River Torrens, setting the scene for a truly remarkable living experience. The heart of the home is its timeless kitchen, equipped with stainless steel gas cooktop, oven, rangehood, dishwasher, and walk-in pantry, complemented by ample bench and cabinet space. Adjacent to the kitchen, the large dining area flows seamlessly into the well-lit family room, which opens onto a scenic balcony where you can dine under the stars. Venture into the expansive backyard to discover a meticulously maintained garden oasis, offering lush greenery, creating an idyllic setting for relaxation and cozy evenings by the fire. Undoubtedly, nestled on one of Highbury's finest streets, this home boasts breathtaking views both inside and out. With direct access to Linear Park walking trails, it stands as a premier property in the area. Features that make this home special:- Master bedroom featuring a walk-in robe, ceiling fan and ensuite- Bedrooms 2 and 3 equipped with built-in robes and ceiling fans- Bedroom 4 adaptable as a study, with a view of the decked balcony- Bedroom 5 on upper level - Separate lounge room with access to the balcony deck- Spacious family and meals room with pendants, seamlessly connecting to decked balcony, offering a harmonious indoor-outdoor environment for gatherings- Three-way main bathroom with large vanity space- Contemporary kitchen boasting stainless steel appliances, gas cook top, dishwasher and a generous walk-in pantry- Elegant wooden floorboards gracing the living, dining area and Bedroom four- Laundry with storage and roof storage attic providing incredible storage capacity- Expansive outdoor balcony deck offering magnificent views, seamlessly extending indoor gatherings outdoors- Meticulously maintained garden oasis in the expansive backyard for relaxation and entertainment- Garden shed- WIFI connected ducted reverse cycle air-conditioning for easy climate control - Ample driveway space ideal for trailers or caravans Perfectly positioned mere minutes from the bustling shopping and entertainment precinct of Westfield Tea Tree Plaza, this residence provides effortless access to a plethora of amenities. Surround yourself with the splendour of nature, with the nearby River Torrens Linear Reserve and Black Hill Conservation Park, all while benefiting from seamless connectivity via public transport options like the O-Bahn at Tea Tree Plaza Interchange. Families will value the close proximity to esteemed educational institutions such as Highbury Primary, St Ignatius' College, and Kildare College. With everything you could possibly need just moments away, this location seamlessly blends convenience with lifestyle excellence. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174