

38 Lindsay Avenue, Valley View, SA 5093

HARRIS

House For Sale

Wednesday, 3 April 2024

38 Lindsay Avenue, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 745 m2

Type: House



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Contact Agent

Best offers by 12pm Tuesday the 9th of April (USP) Andrew Farnworth and Harris Real Estate proudly present this delightful family home at 38 Lindsay Avenue, Valley View. Boasting a blend of comfort, potential, and convenience, this property sits on a spacious 745sqm easement-free allotment with a generous 19.9m frontage, offering an exciting opportunity for future subdivision (STCC) or as a solid investment. Step inside and experience the inviting formal lounge, where year-round comfort is ensured with ducted evaporative cooling, a gas heater, and a wall-mounted reverse cycle air conditioner. The kitchen and meals area provide the perfect space for meal preparation and sharing, featuring a gas cooktop, oven, pura tap, and ample bench and cupboard space. With three bedrooms, all with built-in robes, this home offers comfortable accommodation for the family. An externally accessed rumpus room adds versatility to the floorplan, providing extra living space or potential for a home office. Outside, the verandah entertaining area is ideal for hosting gatherings, while the spacious backyard offers plenty of room for kids and pets to play. An iron garage connected to the carport provides ample undercover parking for vehicles. Valley View is renowned for its tranquility, family-friendly atmosphere, and proximity to essential amenities. Nearby schools include Ingle Farm East Primary School, Valley View Secondary School, and Ingle Farm Primary School, while the scenic Walkley Heights Walking Trail and Westfield Tea Tree Plaza are just minutes away. Whether you seek a comfortable family home, an investment opportunity, or potential development site, this property offers endless possibilities. Don't hesitate - contact Andrew Farnworth today for more information or to schedule an inspection!

Specifications: CT / 5599/298 Council / Port Adelaide Enfield Zoning / GN Built / 1966 Land / 745m² (approx) Council Rates / \$1,045.90pa Emergency Services Levy / \$124.05pa SA Water / \$153.70pq Estimated rental assessment / \$510 - \$560 per week / Written rental assessment can be provided upon request

Nearby Schools / Wandana P.S, Ingle Farm East P.S, Para Vista P.S, Modbury West School, Ingle Farm P.S, Valley View Secondary School

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 (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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069