

38 Pauls Drive, Valley View, SA 5093

HARRIS

House For Sale

Friday, 3 May 2024

38 Pauls Drive, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 1

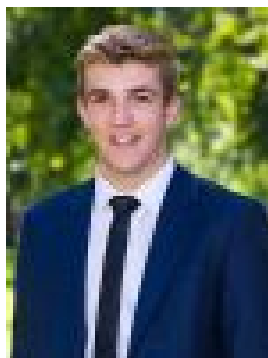
Parkings: 1

Area: 712 m2

Type: House



Yianni Garbas
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Jack Helms
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\$630k

Neat as a button 38 Pauls Drive delivers a picture-perfect base for young couples and growing families to plant their feet for the brightest of next chapters. Taking its solid 1968 footings and set on an enticing 712m² allotment, the long-term potential here cannot be overstated. Cosy and comfortable without fault, enjoy the free-flowing and light-filled lounge, and into the open-plan dining. Impeccably kept garden from serenity starting mornings to fun-filled weekend get-togethers with friends. With a familiar 3-bedroom footprint and central contemporary bathroom providing all the basic comforts – eventually adding, extending, or redesigning on this spacious parcel needs absolutely no reminder (STCC). Nestled in the north-east leafy pocket set amongst walking trails and a stone's throw to primary and high school options, as well as moments from Gilles Plains Shopping Centre for all your daily essentials or a hop and a skip finds you at the bustling Tea Tree Plaza for unrivalled café, brand name stores, and all your weekend entertainment in the one place... there's an exciting lifestyle waiting to be discovered! Features you'll love:- Beautifully maintained property set on a spacious 712m² parcel (approx.), delivering immediately comfortable living with excellent long-term potential to renovate, extend or redesign when you're ready (subject to council conditions)- Light, bright, and airy lounge flowing through to the cosy dining.- Practical laundry area- AC throughout the home- Superb outdoor with potential with a spacious all-weather timber deck and pergola overlooking the sunbathed backyard featuring lush lawn, feature tree and pops of established greenery- Long driveway with secure carport, as well as garage/workshop Location highlights:- Around the corner from the popular Founders Reserve, Valley view playground and close to scenic nature trails- Moments to Wandana Primary, as well as Valley View Secondary for easy morning commutes- Only minutes to Gilles Plains Shopping Centre surrounded by popular cafés and takeaway eateries- Tea Tree Plaza Shopping Centre for more great shopping options, as well as all your social and weekend entertainment needs in the one place Specifications: CT / 5635/476 Council / Port Adelaide Enfield Zoning / GN Built / 1968 Land / 712 m² (approx) Council Rates / \$1,045.55pa Emergency Services Levy / \$123.30pa Estimated rental assessment / \$580 - \$600 per week / Written rental assessment can be provided upon request Nearby Schools / Wandana P.S, Avenues College, Ingle Farm East P.S, Ingle Farm P.S, Dernancourt School, 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 | 226409