

4/1 Merrivale Dr, Happy Valley, SA, 5159

Sold House

Tuesday, 18 April 2023



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Bedrooms: 3

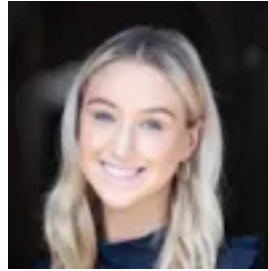
Bathrooms: 2

Parkings: 2

Type: House



Jackie Bayly
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Casey Grigg

Simplistic, maintainable home in the heart of Happy Valley

This well presented home located just moments from the Happy Valley Reservoir is ready for your unconditional love.

Set in a peaceful private location overlooking the grand entrance of Birchwood estate, this property sits proudly amongst other premium homes.

Only 6 years young and built by the quality builder Urban 3 this home really packs a punch of features in a well presented low maintenance home.

From a double garage, an outdoor entertaining area, to a separate toilet downstairs, built in robes in bedrooms 1 & 2 this home has it all.

With an open plan kitchen, living and dining area looking out to the backyard this brings in so much light. A quality electric cooktop and oven and ample cupboard space, your kitchen has everything you need to entertain your guests or relax of an evening.

The neutral colour pallet throughout the home gives you the chance to make it your own.

Appreciate those early mornings on your balcony with a cup of coffee. Or a home cooked meal outside with your friends and family under the alfresco.

No need to worry about the upkeep of your home as this one is oh so easily maintainable with little to no worries. A generous amount of lawn area for your kids or dog to enjoy!

Some may say the location of this home is superb. Just 30 minutes to get into the Adelaide CBD via the expressway while just a short drive to Hallett Cove beach where you can enjoy a beautiful scenery walk along the boardwalk.

With the Happy Valley Reservoir only a short walk away, there is plenty of time to enjoy the lifestyle benefits of this beautiful home.

More you'll love about this home:

- Quietly located
- Spacious ensuite in master bedroom with balcony
- Outdoor entertaining area
- Low maintenance home and yard
- Wide entrance
- Neutral colour palette
- 3 toilets
- Ample cupboard space
- Ducted R/c A/c

Zoned to Rynella East College. Nearby Happy Valley Kindergarten and Braeview Primary School.

Specifications

CT | 6174/17
Council | Onkaparinga
Built | 2016

Land | 286sqm
Council Rates | \$418pq
SA Water | \$149.50 supply + usage
ESL | \$121.80pa
Community Fees | \$124.80pa
Community Manager |
Easement | No
Encumbrance | No

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