

4 Boronia Drive, Hope Valley, SA 5090



Sold House

Friday, 1 September 2023

4 Boronia Drive, Hope Valley, SA 5090

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Chris Browne

\$630,000

Inspection by Appointment – Contact Agent Well maintained & cared for by the Original Owner. The time has come for a new family to put their mark on the property and take it forward to its' next chapter. Brilliant location and close proximity to Shops, Transport and Schooling. The home presents immaculately with upgrades to Kitchen and Bathroom. The Casual Dining Area adjacent to the Kitchen makes for a great conversation area, alongside the Lounge Room and the Sunken Family Room. The 3 Bedrooms are of a generous size with the Master Bedroom enjoying a lovely corner picture window and a full wall of Built-ins with loose wardrobes to Bedrooms 2 + 3 included in the sale. With near new floating floors to the Lounge, Main Entry & passageway, wand carpets to the Bedrooms and Family Room this is a home to be genuinely enjoyed. The Property has a lot on offer and would advise early viewing to avoid disappointment. No last minute touchups, honest and immaculate presentation throughout. Gorgeous gardens back & front with a fabulous botanic setting around a fishpond complete with filter. A place to call Home. Other Exciting Features to this Brilliant Property Include: • Built-ins to Master Bedrooms plus loose wardrobes to Bedrooms 2 + 3 • Selected Ceiling Fans, Ducted Evaporative cooling, Gas Heating • Alarm System • Fabulous near new floating floors to living areas and passageway • Good condition carpeting to Family Room and Bedrooms • Upgraded Bathroom and Kitchen • Sunken Family Room with wall air-conditioning with sliding door to outdoor entertaining • Carport with Rollerdoor + Double GI garage at rear powered, concrete flooring • Green, lush garden beds and fernery • Walking distance to Shops, Public Transport and Medical This home enjoys a quiet setting, whilst offering brilliant convenience and close proximity to a wide range of amenities & attractions & just 20 minutes back to the CBD. A brilliant opportunity for someone to enjoy this immaculate home and we encourage early inspection to avoid disappointment. Best offer by 19th. June unless sold prior *approximately*** Property Outgoings & Particulars*** Council: Tea Tree Gully Title: Torrens Title Zoning: GN – General Neighbourhood Easement: SA Water Allotment Size: Approx. 690 sqm* Improved Area: Approx. 168 sqm* Year Built: 1973 Council Rates: \$1,585.34 p.a.* Water & Sewer: \$590.56 p.q.* ESL: \$50.00 *