

4 Ernest Crescent, Happy Valley, SA 5159



House For Sale

Tuesday, 28 May 2024

4 Ernest Crescent, Happy Valley, SA 5159

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 679 m2

Type: House



Karen Heuer
0451277706



Andrew Boswell
0410444782

Auction 15th June (USP)

Please contact Karen Heuer or Andrew Boswell for further details. Located in the sought after pocket of Happy Valley, this spacious three bedroom house sits on a generous 679 sqm allotment, presenting an ideal opportunity for eager developers or renovators. It has been under the care of the current owner for nearly three decades. With a generous 23m frontage, this property maintains its original condition, presenting a blank canvas for a variety of projects (STCC) or improvements. Featuring a sunken lounge with picture windows, kitchen with formal dining, three bedrooms, family bathroom and separate laundry. The main bedroom has an ensuite and built-in robe. Bedrooms two and three have built-in robes. Additional features:-Split system for heating and cooling-Two driveways-Garage with electricity-Carport-Water tanks x2, plumbed to the house-Cellar Don't miss your opportunity to secure this property! In close proximity to local shopping amenities, the ever popular Happy Valley Reservoir Reserve and excellent schools. Any offers submitted prior to the proposed auction will still be under auction conditions. It remains the purchaser's responsibility to seek their own independent legal advice and a Form R3 waiver of the Cooling-Off period. The Vendor's statement can be inspected at Shop 15/217 Pimpala Road, Woodcroft, SA, 5162 from three consecutive business days prior to the auction day and thirty minutes prior to the auction on the day. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. RLA 222182