

4 Valma Avenue, Hahndorf, SA 5245

ADCOCK

House For Sale

Monday, 17 June 2024

4 Valma Avenue, Hahndorf, SA 5245

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 469 m2

Type: House



Jake Adcock
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Andrew Adcock
0418816874

Best Offers By Tues 2nd July at 2pm

Great rewards await in a willing Hills downsizer...Here's a home you know will obey - and repay you greatly - for the heart and soul you infuse into it, a hot minute from Hahndorf's tourist village heart. For the first-home buyer, those filling their investment portfolio or those looking for a low care downsizer beautifully removed from the buzz, there's an underlying excitement about this one...The spacious 3-bedroom, 2-bathroom floorplan checks out. Big light-grabbing windows, new ducted evaporative air conditioning, a master off entry with walk-in robes and ensuite, and a bonus extra living zone creates the fulfilling living stretch the young family needs against an upgraded central kitchen. And the adjacent lounge with its cosy combustion fire beneath soaring raked ceilings brings the "we can definitely work with this" inspiration to a willing 1990s design. Nearby, the open plan kitchen looks forward, back, and outdoors against a stainless 5-burner gas stove, electric oven and glazed splashbacks; and through the patio glass sliders, entertaining perfection is all but a weekend working bee away - the gabled, semi-protected alfresco ends with a fernery-style finale and meets a fenced ribbon of lawn for safe kids' play. Tiled traffic zones, carpets to each sun-blessed living space and robed bedroom, plus secure internal dual garage access; it's here you'll praise the peace and quiet of a pretty street at arm's length of the action... From ales to strudels, historic museums to Beerenberg's Farm Shop or strolls along the Heysen Trail - there's no upsell required to walk and/or taste test this happening Hills' town. With less to maintain and more to live for, pour a little of yourself into Valma for the utmost reward. What are you waiting for? Leafy & private 469sqm allotment Secure double garage with discreet hallway access New evaporative cooling (installed 2024) Slow combustion fire & gas heater (outlet on living room wall) Upgraded kitchen with gas cooktop, electric oven & breakfast bar Gabled & paved alfresco + shaded fernery Bay window master with walk-in robe & ensuite BIRs to rear bedrooms 2 & 3 Original 3-way bathroom (separate vanity & WC) NBN connected Mains water Fully fenced rear yard A short walk to Hahndorf's canopied tourist mecca Pubs, cellar doors & distilleries Historic museums & the Heysen Trail A brilliant investor, first buy or downsizer... Property Information: Title Reference: 5132/32 Zoning: Township Neighbourhood Year Built: 1990 Council Rates: \$2,958.55 per annum Water Rates: \$260.20 per quarter (Supply & Sewer charges) *Estimated rental assessment: \$630 - \$650 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Jake Adcock 0432 988 464 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 *Please note: some images have been virtually staged to better showcase the true potential of rooms/space and to respect occupiers' privacy. *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor - an accurate rental appraisal figure will require a property viewing.