

40 Brougham Drive, Valley View, SA 5093



House For Sale

Friday, 22 March 2024

40 Brougham Drive, Valley View, SA 5093

Bedrooms: 4

Bathrooms: 1

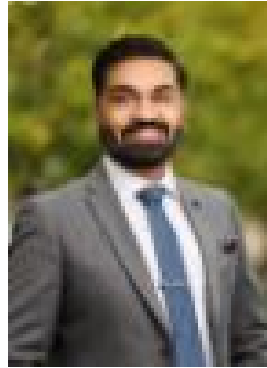
Parkings: 2

Area: 720 m2

Type: House



Jaya Prageeth



Brijesh Mishra

0430140905

Saturday 13th of April 11:15am (USP)

Get ready for larger allotment living with this sweeping mid-century masterpiece, peacefully positioned on a lush and leafy 720m² allotment. Being offered to the modern market for the 1st time, the home boasts outstanding examples of 1970s architecture and fittings. The home features 3 spacious bedrooms plus a detached rumpus/games room. Dual driveways and two carports will securely accommodate the family cars, while an elevated rear veranda provides great spot to relax alfresco style and enjoy the botanic paradise flowing across the large backyard. A spacious living room with corner window, original carpets, mirror feature wall, timber ceiling rose, and original cabinetry offers a great spot for your daily relaxation, while a generous combined kitchen/dining room features 1970s cabinetry and bench tops, bespoke splashbacks, wide sink, electric oven and hotplates, ample cupboard space and a unique central breakfast bar. All 3 bedrooms are generously proportioned, all with original carpets. The master bedroom offers corner window, while bedrooms 2 & 3 both have built-in robes. Bedroom 2 features direct access to the carport, ideal for teenagers and elder children. A stunning bathroom offers wide vanity, floor-to-ceiling tiles, deep relaxing bath with spa jets and separate shower, while a traditional utility room/laundry completes the interior. Adjourn to the games room at the end of the day and enjoy a drink from the built-in bar, there is plenty of space for a billiard table and ample room for your work from home office, bedroom 4 or new man cave. A fabulous and appealing offering on a fully landscaped, lush and leafy allotment. Briefly: * Original 1970s residence on lush and leafy 720m² allotment * Great location with Dunkley Green just a short walk away * Spacious living room with corner window, original carpets, mirror feature wall, timber ceiling rose and original cabinetry * Combined kitchen/dining with 1970s cabinetry and bench tops, bespoke splashbacks, wide sink, electric oven and hotplates, ample cupboard space and a unique central breakfast bar * 3 spacious bedrooms, all double bed capable, all with original carpets * Bedroom 1 with corner window * Bedrooms 2 & 3 with built-in robes * Bedroom 2 with direct carport access * Spacious main bathroom offers wide vanity, floor-to-ceiling tiles, deep relaxing bath with spa jets and separate shower * Traditional laundry/utility room with ample storage space * Elevated rear verandah overlooking lush and leafy backyard * Detached games room/rumpus/bedroom 4 with built-in bar * Dual access driveways and 2 separate carports * 1st time offering to the modern market Dunkley Green is just across the road, perfect for the younger family and ideal for your daily recreation. The Dry Creek Linear Park Wetlands and Founders Reserve are both within easy walking distance. The O'Bahn Busway is close by for quality public transport to the city, and bus routes on both Wright and Walkleys Roads are within walking distance. Walkleys Heights Shopping Centre is just around the corner for your daily goods, while Tea Tree Plaza will provide world class shopping facilities for your designer and specialty shopping and Ingle Farm or Valley View Shopping Centres will cater for your weekly grocery shopping. Nearby unzoned primary schools include Ingle Farm & Para Vista Primary, Modbury West School & Wandana Primary School. The zoned high school is Valley View Secondary School. Nearby quality private schools include Prescott Primary, Good Shepherd Lutheran School, St Pauls College & Burc College. For more information, contact Jaya Prageeth on 0430 397 878 or Brijesh Mishra on 0430 140 905. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326547