

**431 Yatala Vale Rd, Surrey Downs, SA 5126**

**CENTURY 21**

**Sold House**

Wednesday, 7 February 2024

431 Yatala Vale Rd, Surrey Downs, SA 5126

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 299 m2**

**Type: House**



John Leske

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**\$436,000**

Conveniently located on a quiet service road within walking distance of all amenities, this 90s villa is ideal for those purchasers who enjoy relaxing and not worry about gardening. Ideal first home , or perfect unit alternative-no fees and meetings.The home has an entry hall which leads into the front master bedroom with bay window, walk in robe plus access to an ensuite 3 way bathroom with separate w.c and powder room. The master also has a reverse cycle air conditioner. The other 2 bedrooms are of generous proportions and both have quality built in robes. There is also the separate laundry and a garage with automatic roller door and valuable internal access.A special feature of the home is the spacious open plan kitchen with adjoining dining and family room plus a second reverse cycle air con and as new quality carpets throughout. overlooking the compact rear garden.The villa also has the added advantage of 20 modern solar panels with a 6.6kw inverter to drastically minimise your power bills. Tenants will love it.Located close to a variety of early learning centres, kindergartens and local schools including Surrey Downs Primary, St. Francis Xavier, Gleeson College and Golden Grove High School. Public transport options are also close by. All this and only a few minutes' drive to all of the cafes, shopping and entertainment options that Fairview Green, The Grove Shopping Centre, The Village Shopping Centre and Tea Tree Plaza have to offer.Perfect for 1st home buyers, retirees or oh so easy to rent this compact villa is priced to sell . Flexible settlement arrangements are available Just move in and throw away your lawnmower.