

**5 Yarrow Crescent, Hope Valley, SA 5090**

**Raine&Horne.**

**House For Sale**

Saturday, 18 November 2023

5 Yarrow Crescent, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Ranjani Barot  
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## AUCTION SAT 9TH DEC @1:00PM

Presented by Ranjani Barot and Raine&Horne Unley team, this delightful family home, built in the 1970s, is perfectly positioned on a corner allotment of 421 sqm, offering an exciting opportunity for those looking for a bit of extra space and convenience. Whether you're searching for your first home or an investor this property has plenty of options waiting for you. Upon entering this inviting home, the well-designed interior beckons exploration. The spacious living room greets you with an inviting atmosphere, featuring a comfortable couch and coffee table-a perfect haven to relax and unwind. The adjoining dining room showcases a stylish dining area, creating an ideal setting for hosting family and friends for meals and gatherings. The three generously sized bedrooms offer comfortable accommodation with bright and airy spaces, providing a peaceful retreat. The kitchen, fully equipped with all the essentials and ample storage space, is a haven for both seasoned chefs and those who simply enjoy cooking. Venture outside into the backyard, and you'll discover an expansive rear yard with a pergola area and a large shed, perfect for additional outdoor activities and storage. With easy access to great shopping precincts, transport, including the O'Bahn, and a range of schooling options such as Modbury High School Zone. This delightful family home is perfectly positioned on a great corner block. Just a mere 5-minute drive to Westfield Tea Tree Plaza and Modbury Hospital, the property offers a central and well-connected lifestyle. Make it your own!

Features we Love - Corner Allotment on 421 sqm- Generous kitchen Living and Dinning area- 3 Good Size Bedroom- 2 Carport + 2 open car space - Expensive Rear yard with Big Shed - Friendly Neighbourhood- Great School Zone and close to public transport

Specification: CT 6106 / 384 Council / City of Tea Tree Gully Zoning / General Neighbourhood Built / 1970 Land / 421 sqm

Don't miss the opportunity to make this house your home. With its desirable location, spacious layout, and attractive features, this property, built in the 1970s, is sure to impress. Contact Ranjani Barot from Raine&Horne Unley today to arrange a viewing and start envisioning your future in this wonderful home. The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.