

6 McFarlane Crescent, Valley View, SA 5093

Boffo

House For Sale

Thursday, 4 January 2024

6 McFarlane Crescent, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 724 m2

Type: House



Fadi Oudih
0455999007



Surinder Singh
0488555119

Auction \$635,000

Auction Location: On Site Uncover the possibilities with this versatile property that seamlessly blends comfort, style, and potential. Boasting subdivision potential and set in a prime location, this residence sits on a 724m² (approximate) allotment with a 18.2m (approximate) frontage and offers an array of features that make it an attractive investment opportunity. Step into a home that has been thoughtfully renovated, featuring two spacious living rooms to accommodate the diverse needs of your lifestyle. The kitchen and bathroom have been tastefully upgraded, providing a modern touch to enhance your daily living experience. Discover three inviting bedrooms, each adorned with ceiling fans and built-in wardrobes, offering both comfort and convenience. The central bathroom, laundry, and living room upon entry set the stage for a practical and welcoming layout. The open dining and kitchen area is bathed in natural light, thanks to a strategically placed skylight, creating an inviting space for family gatherings. Transition seamlessly to the family room, equipped with a ceiling fan and a split system air-conditioning unit for climate control. Step outside to the pergola entertaining area, where you can relax and take in the expansive garden with the potential to fulfill the dreams of any gardening enthusiast. This property not only provides a comfortable living space but also opens up a world of possibilities for the savvy buyer. Explore the potential for investment with a tenancy already in place, consider remodeling to suit your vision, or delve into the prospect of subdivision (subject to council consents). With endless opportunities, this property invites you to live in and enjoy or to capitalise on its potential for growth and development. (Subject to planning consents) Don't miss out on this gem —turn your property aspirations into reality! Features that make this home special: - Three bedrooms with ceiling fans and built-in wardrobes- Living room upon entry with ceiling fan - Open dining and kitchen beautifully complimented with natural light from sky-light- Renovated kitchen with dishwasher, gas cook top, large pantry and sweeping bench tops - Family room with ceiling fan and split system air-conditioning- Renovated main bathroom with bath tub and shower- Separate toilet for added convenience - Laundry with direct access to exterior - Pergola entertaining area overlooking an extensive garden- Large shed- No easements- Currently tenanted for \$450.00 per week until October 2024 Perfectly positioned in the sought after suburb of Valley View and close to a variety of schools including Valley View Secondary School, Para Vista Primary School and St Paul's College. Nearby Modbury Hospital, TAFE SA Gilles Plains and the O'Bahn for easy access to Adelaide CBD. Public transport options are just a short walk away. Only a minute's drive to all the shopping and entertainment that Tea Tree Plaza has to offer. All this and less than 12kms (approximate) to the Adelaide CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174