

68 Fraser Avenue, Happy Valley, SA 5159



House For Sale

Friday, 19 April 2024

68 Fraser Avenue, Happy Valley, SA 5159

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Rachel Lawrie
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Michael Kennedy
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Auction (USP)

ONLINE AUCTION UNLESS SOLD PRIOR | TUESDAY, 14TH MAY 2024 AT 6:00PM PRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS*This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.*We're thrilled to introduce this charming property, ideally positioned, backing onto the picturesque Vines Golf Club and just a leisurely stroll from the breath-taking 80 Acres Park. This stunning reserve boasts scenic walking trails and a captivating winter waterfall, offering residents an unparalleled connection with nature right at their doorstep. In addition to the natural beauty surrounding the property, you'll appreciate the convenience of having a bus stop just a few metres away, providing easy access to public transportation. Enjoy the perfect blend of serene natural surroundings and urban convenience in this exceptional location. This delightful home boasts three generously proportioned bedrooms, including a spacious master suite complete with a walk-in robe and ensuite bathroom for added luxury and convenience. Additionally, the property offers a versatile formal dining area that could easily be transformed into a functional study or home office to suit your lifestyle needs. With ample room to entertain and relax, the open-plan kitchen and family room provide a welcoming atmosphere for gatherings and everyday living. Whether you're enjoying family meals or working from home, this adaptable space offers endless possibilities for comfortable living. Step outside to discover a spacious undercover outdoor entertaining area, ideal for hosting gatherings and soaking in the serene natural surroundings. Additionally, the property features a double garage under the main roof, offering both secure parking and convenient access to the enclosed rear yard. Just some of the features we love: • Laminated timber and slate flooring to the main traffic areas • Multiple living areas • Kitchen with good amount of storage • Ducted reverse cycle heating and cooling • Good size dining room with direct access to the outdoor entertaining area - ideal for hosting guests • Central main bathroom to service the bedrooms • White paint throughout • Expansive outdoor entertaining area with pitched roof pergola • Large secure rear yard with Golf Club access • Excellent location and hills background • Great first home or investment with high demand and good rental return Some features the vendors loves about living at 68 Fraser Avenue: • Looking out over the back fence to the stunning bushland of the Adelaide Hills • Enjoy a vast variety of native bird life and wildlife. Be entertained by magpies at sunrise and sunset; yellow-tailed black cockatoo; honeyeaters; lorikeets; rosellas; tawny frogmouth (just to name a few). • Being amused by koalas (hanging out in the trees over the back fence) and kangaroos (in the bushland behind the house) which are never in short supply • Stepping through the back gate and enjoy a walk into the hills; or take a drive to the Onkaparinga Gorge to enjoy the beauty of the many walks in the Onkaparinga River National Park (less than 20kms from home). Other walks within an easy distance from home include Tangari Regional Park at Woodcroft and Minkarra Park at Flagstaff Hill. • The Happy Valley Reservoir Reserve (just 3km away) offers walking, running and cycling trails, grassy picnic and BBQ areas, fishing, kayaking and canoeing For further information please contact Rachel Lawrie on 0428 882 864 or rachel.lawrie@raywhite.com or Michael Kennedy on 0436 399 466 or michael_kennedy@raywhite.com RLA281212