

**7 Anson Avenue, Hope Valley, SA 5090**



**House For Sale**

Wednesday, 1 May 2024

7 Anson Avenue, Hope Valley, SA 5090

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 837 m2**

**Type: House**



Jessica Buckmaster  
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## Auction (USP)

The real estate specialists, Jessica Earle and Liam McDevitt at Ray White Walkerville are excited to present this immaculately presented family home to the market. With five bedrooms and multiple living areas, this residence provides ample space for family life. Recently updated, this home is move-in ready, offering a brilliant living experience. Situated on a substantial 837m<sup>2</sup> allotment in the tranquil suburb of Hope Valley, it's conveniently located within walking distance to Highbury Primary School and the Hope Valley Sporting Club. Shopping facilities are also nearby, with both the Hope Valley Shopping Centre and Tea Tree Plaza just a stone's throw away. Easy access to public transport is available via Valley or Lower North East Roads. This is an ideal opportunity to jump into the property market with a brilliantly update home, upsize or purchase an outstanding investment in today's high rental demand market. What we love about this property:

- Fantastic floor plan with plenty of space for the family
- Crisp white kitchen with ample storage, Puratap, dishwasher and stainless steel appliances including gas cooking
- All bedrooms with ceiling fans
- Master bedroom with ensuite
- Built in robes to all bedrooms
- Stunning updated laundry with plenty of storage
- Ducted reverse cycle air conditioning, gas heating and combustion wood fire for year round comfort
- Rinnai controlled instant gas hot water system
- Pitched roof pergola with decking for outdoor entertaining
- Spacious and secure yard with plenty of room for the kids/pets to enjoy
- Carport for 2 cars plus plenty of additional off street parking
- Good size shed for storage

More Info; CT | 5184/616  
Built | Circa 1976  
Internal Size | 178m<sup>2</sup> approx.  
Land Size | 837m<sup>2</sup> approx.  
Council Area | City of Tea Tree Gully  
Rental Estimate | \$700 per week  
Whether you're in the market for a family home or an outstanding investment opportunity, this property offers more than just a cosy living space. With the potential for appreciation in a thriving area, it's worth exploring further. Contact our agents today for more details, inspection times, or to make an offer!  
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