

7 Sturt Road, Valley View, SA 5093



Sold House

Saturday, 17 February 2024

7 Sturt Road, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 2

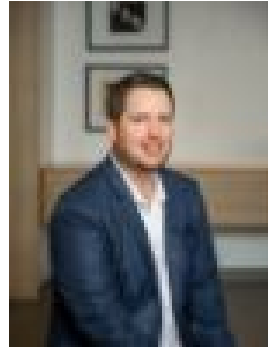
Parkings: 1

Area: 690 m2

Type: House



Dave Stockbridge
0413089910



Steve Spurling
0421571682

Contact agent

With options aplenty for those seeking a property that will serve them well today and into the future!*690m2 in General Neighbourhood zoning*18.29m frontage*Adjacent Park and common open space*Rumpus Room with dual occupation potential (STCC) Whether you are seeking an investment property with potential to deliver exceptional returns or a home you can call your own this property is ready and waiting for you.This exceptional offering is sited on an impressive 690m2 allotment adjacent a lovely tree lined park boasting children's playground and room for kids to kick balls and families to picnic.Generously proportioned, this contemporary style residence retains many of the original features whilst having been thoughtfully updated over the years.Some additional areas have been enclosed to good effect so creating extra utility.With 3 large bedrooms under the main roof, there is potential to accommodate more thanks to a rumpus that has potential to be turned into a granny flat.The astute amongst you may be aware that in recent months the state government permitted the letting of granny flats to people other than the family of those occupying the main dwelling and so this property has potential to derive a greater income over time (STC)The galley kitchen has been opened up to overlook the dining area and offers cupboard and bench space aplenty making it entirely suitable for the growing young family.Parking is provided behind the roller door and undercover with access to the rear and additional space is available off street.Low maintenance and easy care the gardens are ideal for those with busy families who want to spend more time doing what they like with those they love than in the garden.Ready to move into or rent out from day one, this property provides options aplenty into the future regardless of whether you live in or rent it out today.Subdivide and unleash the value of the land, rent it out as is or renovate and make it a home you are proud to call your own this home is ready and waiting for you and flexible enough to adjust to your ever changing needs.**DISCLAIMER*** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase.The Form 1 and all of the statutory searches and documentation will be on display at our offices for 3 business days prior to Auction day and at the site of Auction 30 minutes prior. Bidders may register in advance of Auction by contacting the Agent.CT: 5731/278Land Size: 690m²House Size: 130m²Year Built: 1964Zone: General Neighbourhood Council: City of Salisbury RLA 232366