

77 Rutherglen Avenue, Valley View, SA 5093



Sold House

Tuesday, 27 February 2024

77 Rutherglen Avenue, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 870 m2

Type: House



Ryan Graham
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Tyson Bell
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Contact agent

Auction Location: On-site Originally constructed in 1963 and thoroughly loved and enjoyed by our current owner for over 50 years, this location has been cherished. However, the time has now come for this home to be passed on to the next owner, welcoming all of their ideas & vision! Underpinning your investment is a substantial allotment offering an abundance of opportunity, sitting on approximately 870 sqm of easement and encumbrance-free land in a sought-after location boasting tree-lined views from Founder's Reserve. Features Include: * Three spacious bedrooms, all with built-in robes * Ceiling fans in bedrooms 1 and 2 * Ducted evaporative cooling installed—perfect for the warmer months * Split system heating and cooling in the main living room * Additional security with roller shutters installed on all front windows * Spacious kitchen with ample bench space and gas cooktop * Sufficient storage throughout the home * Ample off-street parking with a carport and large driveway * Large shed on the side of the property * Solar system installed * Premier location adjacent to Founders Reserve & the Dry Creek walking trail Situated in a tightly held and highly desirable section of Valley View—where everything you'll ever need is only a moment away—enjoy spending your weekends exploring the Dry Creek walking trail. Perhaps spend some time with the family at Founders Reserve or, for the golfing enthusiast, having the Valley View Golf Course within arm's reach may be a bonus! All of this and still only a short commute to all of the major retailers at Westfield Tea Tree Plaza, Modbury Hospital, and Civic Park. With public transport within walking distance, commuting to the Adelaide CBD is a breeze! No matter what your situation is, you won't want to miss out on this opportunity to buy into this ideal location. Register your interest with Ryan Graham today! All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516