

77 Valley View Drive, Highbury, SA 5089

ALL ADELAIDE

House For Sale

Wednesday, 1 May 2024

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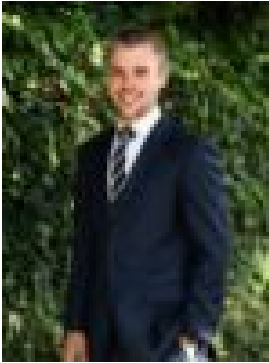
Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 748 m2

Type: House



Ben Krieg

0882663100

Auction On Site: Sunday 19th of May at 2:30pm

Perfectly positioned on a generous 748m² allotment, boasting a unique elevated aspect with sweeping botanic views of the adjacent reserve and hills beyond. This sweeping split level home has undergone a modern transformation, offering a contemporary living experience, perfect for the growing, active family. Sleek timber grain floors, raked ceilings, exposed beams and face brick provide an appealing everyday decor that frames the picturesque landscape, enhanced the floor to ceiling picture windows that allow natural light to flood the living areas. Comfortable formal relaxation is available in a large living room and adjacent dining area, ideal for those special occasions and perfect for dinner parties and dignified entertaining. An open fireplace offers both warmth and romance while ceiling fans overhead moderate temperature. For everyday casual living, relax in a spacious family room with sliding doors to the alfresco deck. A generous combined kitchen/meals overlooks the family room, offering timber cabinetry, walk-in pantry, functional appliances, wide double sink, generous pantry space and ample natural light. The fun begins outdoors as you relax on the elevated deck, enjoy the lush and leafy views over the local area and unwind as the kids splash and play in the inground swimming pool. All 3 bedrooms are generously proportioned, all queen bed capable, all with sleek neutral solid walls, ceiling fans and raked ceilings. The master bedroom features a built-in robe, dressing room and ensuite bathroom. Bedroom 3 has built-in robes. Stylish wet areas, ducted evaporative air-conditioning, double garage with auto roller doors and pleasant landscaped grounds complete an impressive property offering a compelling choice for discerning buyers seeking modern comfort and style. Briefly: * Spacious 3 bedroom home on generous 748m² allotment * Stunning split level design with refreshing contemporary upgrades * Generous formal and casual living areas * Sleek timber grain floors, raked ceilings, exposed beams and face brick * Generous formal lounge with open fireplace * Delightful formal dining area adjacent to entrance * Large family room with sliding doors to alfresco deck * Spacious kitchen/meals overlooking the family room * Kitchen offering timber cabinetry, walk-in pantry, functional appliances, wide double sink, generous pantry space and ample natural light * Delightful inground swimming pool with timber deck * Uninterrupted views of the adjacent valley and hills beyond * 3 generous bedrooms, all with ceiling fans, fresh neutral tones and robe amenities * Master bedroom with built-in robes, dressing room and ensuite bathroom * Two Bedrooms, Bedroom 3 with built-in robes * Bright main bathroom with separate bath and shower * Ducted evaporative air conditioning * Walk-through laundry with exterior access * Overhead fans in main rooms * Two-way Gas Wall heater * Open fireplace * Double garage with auto roller doors * Parking for additional 2 cars * Monitored Security Alarm * Deadlocks to windows and doors Ideally located within easy reach of all amenities. The Hope Valley and Dernancourt Shopping Centres are nearby for your daily requirements and Tea Tree Plaza is also easily reachable, providing a world-class shopping experience, cinemas & cafes. Catch the bus to the city from Lower North East Road or the Paradise Interchange. There are plenty of parks and reserves in the local area, walking and Mountain Bike Trail at back of property, with the River Torrens Linear Reserve at your doorstep Hope Valley Reservoir Walking Trail, and the Hope Valley Football, Netball & Tennis Clubs along with the Turramurra Reserve and Recreation Centre, all available for your exercise and recreation. Nearby unzoned primary schools available include Highbury Primary School, St Agnes Primary School, Modbury South Primary School and Dernancourt School R-7. The zoned high school is Modbury High School. Quality private schools in the area include Torrens Valley Christian School, Good Shepherd Lutheran School, Kildare College & St Pauls College. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.