

7A Armbuster Street, Hope Valley, SA 5090



House For Sale

Wednesday, 10 January 2024

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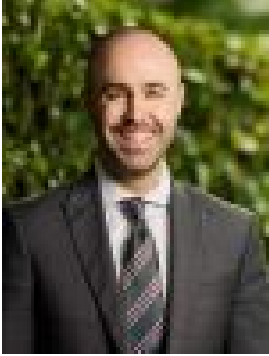
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 321 m2

Type: House



Nick Borrelli
0861871302



Will Hurley
0452657914

Auction On-Site Wednesday 24th January 6:00PM

Nestled at 7A Armbuster Street, Hope Valley, this impressive 3-bedroom property offers a perfect blend of contemporary design and practicality, having been constructed in 2016. As you enter, a welcoming and bright family room to the left sets the tone for comfort and relaxation, creating an inviting atmosphere for residents and guests alike. The second living space seamlessly transitions into a light-filled open plan encompassing the living, kitchen, and dining areas. The modern kitchen is a culinary delight, equipped with a double sink, gas cooktop, stainless steel appliances, and ample bench and storage space. This open-plan space is adorned with numerous windows, ensuring a bright and airy atmosphere-ideal for both entertaining and everyday living. The master bedroom serves as a private retreat, featuring a walk-in robe, ensuite, and a ceiling fan for added comfort. Two additional bedrooms offer the perfect combination of functionality and style, each fitted with ceiling fans and built-in robes to cater to your storage needs. The 3-way bathroom is a luxurious space, complete with a bath and shower, a separate large vanity, and a convenient separate toilet-making busy mornings a breeze. Step outside to discover an alfresco outdoor entertaining area, a perfect extension of the living space, complemented by lush green, low-maintenance gardens that provide a serene backdrop for your daily life. For added convenience, the property includes a single secure garage with internal access, ensuring both security and ease of living. Additional off-street parking in the driveway offers ample space for guests, making this property a practical and stylish choice for families. Perfectly located within easy reach of valuable urban resources. Enjoy the bountiful parks and reserves in the local area including The Hope Valley Bowling Club (just around the corner), Hope Valley Reserve and Deakin Reserve, all ideal for your sporting and recreational activities. Hope Valley Supermarket is just down the road for your daily needs and Tea Tree Plaza is nearby for a quality international standard shopping experience. Enjoy the quality school zoning to Ardtornish Primary and Modbury High School. Excellent local private schools include Torrens Valley Christian School, St Pauls College, Burc College and Kildare College.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | TEA TREE GULLY Zone | GN - General Neighbourhood \\ Land | 321sqm (Approx.) House | 158sqm (Approx.) Built | 2016 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa