

**8 Bellerophon Street, Yatala Vale, SA 5126**

**CENTURY 21**

**House For Sale**

Tuesday, 23 April 2024

8 Bellerophon Street, Yatala Vale, SA 5126

**Bedrooms: 6**

**Bathrooms: 4**

**Area: 1 m2**

**Type: House**



Andy Bui

0882584222

## AUCTION

Yatala Vale! Not many people in South Australia would know where this sleeper suburb is located. Nestled in the Adelaide Northeast Foothills adjoining Golden Grove and Fairview Park sits this fantastic property. Cushioned within a pristine natural landscape lies a captivating property, embraced by the tranquil hold of untouched wilderness. This secluded sanctuary, situated on an expansive acreage block, offers a rare opportunity to immerse oneself in the beauty and serenity of nature. I'm offering this beautiful estate with not one but two homes! Three driveways and plenty of sheds and storage. The first main home boasts 4 bedrooms, 2 bathrooms and ample of carparking space. The second home or known as the granny flat has 2 bedrooms and 2 bathrooms. Plenty of sheds and storage throughout the allotment and plenty of room for nature play. Let's take a closer look at what this captivating property has to offer:

- \*Main House:-) 4 bedrooms, all with BIRs-)
- Beautiful renovated main bathroom-)
- Sleek, Modern and functional kitchen-)
- Open living and dining area
- \*Granny Flat:-) 2 bedrooms, with BIRs and/or WIR-)
- Open style living, dining and kitchen-)
- Fantastic undercover decking area for entertaining-)
- Large concrete slab shed (6x9)

These are just some of the points that only begins to tell the story of this home surrounded in natural beauty. Location is key and this property unlocks all the amenities. Choices of schools are a plenty with Fairview Primary, Surrey Downs Primary, Pedare College, Golden Grove High, Gleeson College and Banksia Park International just to mention a few. Approx 5kms to The Grove Shopping Centre and St Agnes Shopping Centre and 8kms to Tea Tree Plaza Shopping Centre. These locations boast all your restaurants, specialty shops and outlets. Also doctors and pharmacies are within the vicinity. It's fantastic if you are a sporting fanatic with facilities in close proximity. Plus, for you keen golfers, you are only 5 corners from Tea Tree Gully Golf Course. Whether you're seeking a secluded retreat from the hustle and bustle of modern life or a playground for outdoor adventure, this property on an acreage block surrounded by nature offers a rare opportunity to embrace the unparalleled beauty and tranquillity of the natural world. Here, amidst the symphony of the wilderness, every day is an opportunity to reconnect with the rhythms of nature and create lasting memories amidst the splendour of the great outdoors. Don't hesitate to contact me on 0433 337 776 and have a chat about how you can secure this beautiful listing.

Property Description: Land size: 4,530sqm | 1.119 acres (approx.) Build size: Main – 122sqm, Granny Flat – 140sqm, Sheds – 299sqm (approx.) C/T: 5494/226 Council: Tea Tree Gully Zone: Rural Living Services: Mains Water, Electricity, NBN Available, Gas bottles and Sceptic Sewerage The Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the agent's office for at least 3 consecutive business days immediately preceding the auction and (B) at the place of the auction for at least 30 minutes immediately before the auction commences

RLA 2140 OUR MISSION To provide a superior Real Estate service, assisting all clients to achieve their goals with honesty and integrity, by openly sharing our experience and knowledge helping people to build a better future. OUR VISION Securing your future in profitable real estate OUR SERVICES

- \* Selling your home with integrity and respect
- \* Improving knowledge through educational evenings & workshops
- \* Maximising investment strategies through rental properties
- \* Showing you how to achieve financial security
- \* Help you find the most appropriate finance tailored to suit your needs.