

**827 Grand Junction Road, Valley View, SA 5093**

ALL ADELAIDE

**House For Sale**

Tuesday, 14 May 2024

827 Grand Junction Road, Valley View, SA 5093

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 351 m2**

**Type: House**



Deep Solanki  
0426697852

## **Auction On Site: Saturday 1st June at 1:00pm USP**

Constructed in 2021 by leading Adelaide builders Fairmont Homes, this luxurious courtyard residence features refreshing contemporary appointments, open plan living, spacious alfresco entertaining and ample offstreet parking across a generous 3 bedroom design. Enjoy the stylish opulence of modern design and thoughtful appointments. High ceilings from 2.7 - 3.0 metres add an air of refined sophistication while fresh neutral tones, LED downlights and sleek floating floors provide an essential contemporary convenience. Relax every day in contemporary comfort in a large open plan living/dining room where a delightful modern kitchen seamlessly integrates. Cook your own culinary specialties with modern conveniences including composite stone bench tops, recessed double sink, Island breakfast bar, pendent lighting, walk-in pantry, 900 mm wide oven and cooktop plus window splashback. Relax outdoors on a full width tiled rear verandah, constructed under the main roof and overlooking a generous synthetic lawn covered rear yard where there is ample room for kids and pets to play. All 3 bedrooms are well proportioned, all double bed capable. The master bedroom offers a delightful 'his and hers' walk-in robe plus a vibrant ensuite bathroom. Bedrooms 2 and 3 both have built-in robes with mirror panel doors. A luxurious main bathroom with double vanity, separate shower, deep relaxing bath and floor-to-ceiling tiles will cater for both residents and guests, while a walk-through laundry and single garage with auto panel lift door complete the interior. There is plenty of offstreet parking with space available for up to 4 cars in a cleverly designed driveway and turnaround area. Security roller shutters to the street facing windows will ensure your comfort and peace of mind while ducted reverse cycle air-conditioning provides year-round comfort. Briefly: \* Opulent courtyard residence on generous 351m<sup>2</sup> allotment \* Constructed in 2021 by leading Adelaide builders Fairmont Homes \* Sleek floating floors, fresh neutral tones, LED downlights and high ceilings \* Large open plan family/dining room with integrated kitchen \* Recessed bulkhead ceiling and ample natural light to the family room \* Kitchen offers stone bench tops, recessed double sink, Island breakfast bar, pendent lighting, walk-in pantry, 900 mm wide oven and cooktop plus window splashback \* Full width tiled rear verandah, ideal for alfresco entertaining \* Generous synthetic lawn covered backyard with ample room for kids and pets \* 3 spacious bedrooms, all with floating floors and robe amenities \* Master bedroom with 'his & hers' built-in robes plus luxurious ensuite bathroom \* Bedrooms 2 and 3 with built-in robes (mirror panel doors) \* Grand main bathroom with double vanity, separate shower alcove and deep relaxing bath \* Clever walk-through laundry with exterior access \* Single garage with auto panel lift door \* Off street parking for up to 4 vehicles in a cleverly designed front yard \* Ducted reverse cycle air-conditioning \* Security roller shutters to the street facing windows The Dry Creek Linear Park and Haddington Street Reserve & Playground are both just a short walk away, making ideal places for your daily exercise, child's play or a casual stroll. The Valley View Golf Course and Driving Range is this also just up the road for your recreational benefit. The O'bahn Busway is close by for quality public transport to the city, and the bus stop Grand Junction Road is virtually at your doorstep. Tea Tree Plaza will provide world class shopping facilities for your designer and specialty shopping and Ingle Farm or Valley View Shopping Centres will cater for your weekly grocery shopping. Nearby unzoned primary schools include Ingle Farm & Para Vista Primary, Modbury West School & Wandana Primary School. The zoned high school is Valley View Secondary School. Nearby quality private schools include Prescott Primary, Good Shepherd Lutheran School, St Pauls College & Burc College. Zoning information is obtained from [www.education.sa.gov.au](http://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.