

9 Mitford Road, Happy Valley, SA 5159



House For Sale

Tuesday, 14 November 2023

9 Mitford Road, Happy Valley, SA 5159

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 680 m2

Type: House



Danielle Comer
0431560402



Rachael Farror

\$625k - \$675k

Please contact Danielle Comer or Rachael Farror for viewing times. Nestled in the serene and family-friendly suburb of Happy Valley, this remarkable residence offers the perfect blend of comfort, convenience, and charm. Located just a stone's throw from the highly-regarded Happy Valley Primary School, local shops, and excellent public transport options, this property is the embodiment of a prime location. Perched on an elevated allotment, and with an inviting kerbside appeal, this immaculately presented home offers breathtaking views extending all the way to the ocean. As you step through the entrance, you are greeted by a well-designed layout that seamlessly flows through to the open plan living/kitchen and casual meals area. The spacious kitchen is a culinary enthusiast's delight, featuring a handy corner pantry, quality appliances, including a dishwasher, and a window that overlooks the serene rear yard. Adjacent to the open plan area is a formal lounge and dining space, complete with a ceiling fan and a large window framing the picturesque views that this property boasts. The home's three bedrooms are strategically positioned just off the central living area for privacy and convenience. Both the master bedroom and bedroom three come equipped with built-in robes and ceiling fans. All bedrooms enjoy easy access to the main bathroom, which includes a separate toilet for added convenience. Practicality meets style in the laundry, which offers ample storage space with a large built-in linen cupboard. Glass sliding doors from the central living, provide a lovely view of the backyard, while also granting seamless access to an expansive paved entertaining area running along the entire back of the home. Step into the backyard oasis, where a split-level design elevates you to a generously sized lawn area surrounded by evergreen gardens. This outdoor haven offers tranquillity and a sense of retreat. Here you have the added bonus of a double garage with a concrete floor, power connection, and with access from secure gates at the front. This exceptional property boasts a single carport featuring an automatic roller door for secure and convenient parking, as well as plenty of additional off-street parking space. Enjoy year-round comfort with ducted evaporative cooling and a gas space heater, ensuring a pleasant living environment. The gas instantaneous hot water system provides on-demand hot water efficiently, while a rainwater tank promotes sustainability. Completing the ensemble is a practical garden shed for additional storage. This is more than a home; it's a lifestyle opportunity waiting to be embraced. Don't miss your chance to make this property your own and enjoy the countless benefits of living in Happy Valley. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley RLA | 222182