

**9 Regency Road, Happy Valley, SA 5159**



**Sold House**

Wednesday, 25 October 2023

9 Regency Road, Happy Valley, SA 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 780 m2**

**Type: House**



Marg Kneebone & Adam Farrelly



Adam Farrelly Marg Kneebone  
0401477767

**\$727,000**

What a pleasure it is to bring this very versatile 4 bedroom home in a very sought after pocket of Happy Valley where you're only minutes from schools, shops, bus stops, stunning walking trails and reserves - including the Happy Valley Reservoir Reserve! This super versatile layout will suit a range of families, currently set up as a potential 5 bedroom home, including a parents retreat and the Rumpus Room is currently set up as a teenagers retreat. The rumpus room/home theatre room does have access to the 2nd bathroom making it a great space for the older kids or very handy when you're entertaining family and friends! The large rear yard offers great space for the kids and pets to play. Entertain all year round under the fantastic pergola with zip track blinds and built-in BBQ! The rear also offer a large 6m x 9m powered shed with drive-through access from the carport which has an auto roller door. Features we love about the home - \* Roller shutters to front windows \* Large Solar System \* 6x9m concrete floor powered shed/workshop \* 2 x Split-system air-conditioners and cosy Gas Combustion Heater in Lounge \* Rumpus Room / Teenagers Retreat with wall-unit air-conditioning and study nook \* 2 x bathrooms \* Entertain and relax under the rear pergola with blinds \* Spacious front lounge leading through to the dining and kitchen \* Lovely timber kitchen with ample bench and cupboard space \* Master bedroom is like a parents retreat with large walk in robe or ideal study nook! Located on a large 780sqm this home will be very popular, so don't miss this fantastic opportunity! Walk to schools & shops! - No Easements- Council rates // \$1897.89 (2023-24) For more information please contact your local dynamic duo: Marg Kneebone - 0400144520 Adam Farrelly - 0401477767 RLA321648#c21coast2vines