

**9C Crissoula Avenue, Hope Valley, SA 5090**



**House For Sale**

Thursday, 12 October 2023

9C Crissoula Avenue, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Justin Irving  
0412289674



Damanjeet Singh  
0435788776

**\$599,000 to \$629,000**

Ray White Salisbury is proud to present 9C Crissoula Avenue Hope Valley. Nestled in family friendly streets of Hope Valley, this 3 Bedroom Villa offers the perfect combination of modern comfort and convenience. LOCATION Discover the perfect blend of serenity and accessibility in the charming neighbourhood of Hope Valley. Nestled directly across from the picturesque Crissoula Reserve and surrounded by tranquil parks and reserves, this remarkable 3-bedroom villa offers an idyllic setting for those who appreciate the beauty of nature and the convenience of urban living. Families will find this location particularly appealing, with Highbury Primary School and Preschool a mere 3-minute walk away. Moreover, the proximity to other esteemed educational institutions such as Modbury High, Banksia Park International, and Charles Campbell College ensures a wealth of quality schooling options. The villa is just a short 6-minute drive from the thriving Tea Tree Plaza Shopping Precinct and the well-regarded Modbury Hospital. Additionally, residents can access top-tier healthcare at the nearby Pro Health Care doctors' surgery. The strategic placement of this home, approximately 15km from the heart of the Adelaide CBD, provides residents with the dual benefit of a peaceful residential atmosphere and seamless access to the vibrant city life. Here, you can enjoy the tranquility of suburban living while having all the amenities and conveniences within easy reach. RESIDENCE From the moment you approach, you'll notice the meticulous attention to detail. Embrace sustainability and savings with solar panels. Security and elegance harmonise effortlessly with sturdy roller shutters and a front security door, offering you a sense of safety and peace of mind. Upon entering, you'll be greeted by porcelain tiles that adorn the main living areas. The modern kitchen is complete with stainless steel appliances. Year-round comfort is ensured with split system air conditioning and ceiling fans in every room, no matter the season, you'll remain cozy and content. All bedrooms are carpeted, providing warmth and comfort. The master bedroom features a built in robe. The bathroom boasts a clever three-way layout, this thoughtful design streamlines your daily routines, making mornings and evenings a breeze. Adding to the convenience, there's a shoppers' entry from the garage through to the laundry and kitchen. Your vehicle is well-protected in the single-car garage, which boasts an automatic roller door for secure and convenient parking. The front and rear yards have been thoughtfully landscaped, creating inviting outdoor spaces for relaxation, play, and outdoor gatherings. FEATURES • Solar • Roller Shutters • Front Yard Security Door • Ceiling Fans to All Rooms • Neatly Landscaped Front and Rear Yards • Air-conditioning For Year Round Comfort • Kitchen Featuring Stainless Steel Appliances Don't miss out on this fantastic opportunity in Hope Valley, all enquiries welcome. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.