

1 Barker Way, Valley View, SA 5093

House For Sale

Wednesday, 10 July 2024

1 Barker Way, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 706 m2

Type: House



Ryan Ranger
0419363645



Mark Lands
0402209563

Auction

This great property sits on a spacious corner allotment of 706 square meters (approx) and is sure to impress. Featuring three well-appointed bedrooms, multiple living spaces and a lovely backyard with an undercover entertaining area, this beautifully maintained home appeals to a range of buyers and is waiting for you to make it yours! Delightfully nestled in the quality location of Valley View, this home is within close proximity to a range of valuable amenities. Perfectly positioned between Ingle Farm Shopping Centre and Westfield Tea Tree Plaza which offer an abundance of shopping, entertainment and dining options, this home is sure to provide you with a lifestyle of convenience. The quality education options close by include Valley View Secondary School, Prescott Primary Northern, St Paul's College and Ingle Farm East Primary School. For outdoor leisure activities, Golding Oval, Farrington Green, Valley View Golf Driving Range and Valley View Playground are all conveniently close by. More to love: > As you step into the home, you are greeted by a wide entrance that flows seamlessly to the spacious living room. > The spacious living room comprises a gas heater and provides you with the perfect space to spend quality time with family and friends. > Three well-appointed bedrooms. Bedroom's one and two offer built-in robes. > Step further through the home and you will encounter a light filled kitchen and dining room which connect perfectly to the outdoor entertaining area allowing you to host gatherings all year round. > The kitchen comprises a 5-burner gas cooktop, a dishwasher, ample cabinetry, a double sink and valuable breakfast bar seating. > The second family room offers a skylight, built-in cabinetry and direct access to the backyard. > The generously sized backyard offers a large undercover entertaining area, a shed for your storage needs, and plenty of lawn for the kids and pets to play. > Two bathrooms, one of which offers a spa bath. > The laundry offers ample built-in cabinetry. > Secure garage parking under the main roof for one vehicle. Additional driveway parking is also available via Sturt Road, perfect for those with a boat or caravan! > Instant gas hot water. > Ducted cooling throughout. > Electric roller shutters to various windows. > NBN connection. Details: Certificate of Title | 5324 / 921 Title | Torrens Title Year Built | 1975 Land Size | 706 sqm approx Irregular Frontages | 34.7 / 5.3 / 13.4 meters approximates Cooktop | Gas Council | City of Salisbury Council Rates | \$574.63 pq Water Rates | \$180.12 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.