

# 12 Auriel Way, Valley View, SA, 5093

## House For Sale

Friday, 30 August 2024

12 Auriel Way, Valley View, SA, 5093

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Ben Gow

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## Endless Opportunities!

Welcome to 12 Auriel Way, Valley View. A solid brick family home that offers a perfect blend of comfort, style, and future potential. This well-maintained residence is an ideal choice for families or savvy investors looking for a property with ample opportunities.

The home features a beautifully updated kitchen, designed to make meal preparation a pleasure. With three spacious bedrooms and a well-appointed bathroom, this home is ready to accommodate your family's needs. The large undercover entertaining area is perfect for hosting gatherings, providing a versatile space that can be enjoyed year-round.

For those who need extra storage or a workshop, the large powered shed is a fantastic addition. The property's offers ample parking, making it convenient for multiple vehicles or even a boat or caravan.

Situated on an easement-free block, this home also presents a unique opportunity for subdivision potential (STCC) with an 18.2m frontage. Whether you're looking to expand, invest, or simply enjoy a spacious and well-located home, 12 Auriel Way has something to offer.

In addition, the property is conveniently located close to many schools, public transport, and Westfield Tea Tree Plaza. We all talk about location and this is as good as it gets.

Don't miss out on this exceptional property in the sought-after Valley View area. Your future starts here!

Specifications:

CT / 5612/109  
Council / Salisbury  
Zoning / GN  
Built / 1967  
Land / 711m<sup>2</sup>

Estimated rental assessment: \$530 - \$580 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Modbury West School, Para Vista P.S, Ingle Farm East P.S, Wandana P.S, Ingle Farm P.S, Valley View Secondary School

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