

17 Robert Arnold Avenue, Valley View, SA 5093



House For Sale

Tuesday, 25 June 2024

17 Robert Arnold Avenue, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 580 m2

Type: House



Mark Sharoglazov

0427445224

AUCTION: \$700,000

Located on a corner allotment in a house-proud pocket of Valley View, it is easy to understand why this contemporary style, solid-brick home has been cherished by the same family since it was built in the early 1970s. A mature front garden frames the North-facing facade, with a rose-lined pathway escorting you to the paved front pergola. Once inside you'll find an open-plan lounge and meals area, convenient to both the kitchen and outdoor entertaining precinct. The kitchen has been previously updated and includes dual sinks, stainless steel touches, ample cupboard space and a clever bay window which brings more of the outside in. Alongside is a separate family room, generously proportioned, complete with a built-in bar and infused with natural light. High ceilings give all the living areas a sense of space, while two split system reverse cycle air conditioners ensure comfort regardless of the weather. The master bedroom offers an ensuite and a walk-in robe - features rarely found in original homes of this vintage, demonstrating a design ahead of its time. The second bedroom is bright and airy, convenient to a main bathroom which boasts floor to ceiling tiles and a bath. Another surprise is a versatile room at the rear, spanning over five metres, with sliding door access to outside. Currently used as a third living area, this space has previously been enjoyed as a double bedroom. With entry available from both the living and sleeping sections of the home, you have the flexibility to purpose this space to suit your individual requirements. Outside, the elevated and decked rear verandah is your alfresco entertaining hub or the ideal spot to sit back and relax. Beyond this, a shade cloth pergola extends into the paved back garden, surrounded by latticework and featuring some low maintenance plantings. Double, side-by-side, roller door garaging is accessed from St. Albans Avenue with space included for a small home workshop. Add the convenience of Tea Tree Plaza shopping only minutes away, primary and secondary schooling within walking distance and quality homes in the immediate surrounds and you have a family friendly package you'll love calling your own!

SPECIFICATIONS: Certificate of Title: 5590/303 Land Area: 580sqm (approximate) Council: City of Tea Tree Gully Zone: General Neighbourhood (GN) Built: 1970 Council Rates: \$1,992.60pa (2023/24 financial year) Emergency Services Levy: \$145.25pa (2023/24 financial year) Nearby Schools: Modbury West Primary, Para Vista Primary, Ingle Farm East Primary, Valley View Secondary

PLEASE NOTE: The vendor advises the evaporative air-conditioner and oil heater installed at the property have not been used for over 15 years. The spa bath in the main bathroom has not been used as a spa since the 1990s and the irrigation system was turned off in the 2010s due to damage to some sprinkler heads - the LED control panel has now turned black and is unreadable. The property is being sold as-is with no further work to be carried out by the vendor. The vendor also advises that circuit breakers in the meter box were upgraded in September 2021 when the hot water service was also replaced. The Auction Contract and Vendor's Statement will be available for inspection at the Harcourts Habitat office for 3 consecutive business days immediately preceding the auction and at the site of the auction for 30 minutes before bidding commences. Registered Land Agent (RLA) 266 854.