

# 23A Mataro Road, Hope Valley, SA, 5090

## House For Sale

Friday, 16 August 2024

23A Mataro Road, Hope Valley, SA, 5090

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Paul Whitney  
0433273034



Matt Crouch  
0435736133

## Stunning Modern Living Awaits You in Hope Valley!

Step into contemporary elegance with this exquisite 3-bedroom, 2-bathroom home nestled in the heart of Hope Valley. Blending sophistication with functionality, this property is designed for the modern family, offering a chic black and white neutral colour scheme that provides both a warm and inviting atmosphere.

As you enter, you are greeted by an expansive open plan living area that seamlessly integrates the living, kitchen, and dining spaces. Perfect for entertaining or relaxing with loved ones, this area is bathed in natural light, creating an airy and inviting ambiance.

The centrepiece of this home is the stunning kitchen, featuring an abundance of bench space and cabinetry that will delight any home chef. It is equipped with a state-of-the-art oven, a gas cooktop with a stylish rangehood, and a dishwasher for effortless clean-up. The double sink adds convenience, while the breakfast bar offers a casual dining option perfect for busy mornings. Additionally, a spacious walk-in pantry ensures you have all the storage you need for your culinary essentials.

Retreat to the lavish master bedroom, complete with his and hers walk-in robes that provide ample storage. The ensuite bathroom is a private oasis featuring modern fixtures and finishes, ensuring your comfort and relaxation.

The two remaining bedrooms are generously sized and feature built-in wardrobes, providing plenty of storage while maintaining a clean and clutter-free look. These bedrooms enjoy easy access to the thoughtfully designed 3-way main bathroom, allowing guests and family members to share the space without any hassle.

This home offers a second living space that can be tailored to your needs-whether it's a cozy media room, a play area for children, or an inspiring home office. Additionally, the dedicated studio provides the perfect setting for creative pursuits or hobbies.

Step outside to discover two inviting outdoor entertaining areas, perfect for alfresco dining or simply unwinding after a long day. The low-maintenance gardens surrounding the home ensure you can enjoy the outdoors without the burden of extensive upkeep.

This home is equipped with ducted heating and cooling, ensuring year-round comfort.

Nestled in the charming suburb of Hope Valley, 23A Mataro Rd is conveniently located near a wealth of amenities that cater to your everyday needs and lifestyle. Just a short drive away, you'll find the bustling St Agnes Shopping Centre, which offers a variety of retailers, supermarkets, cafes, and restaurants, making grocery shopping and dining out a breeze. Families will appreciate the proximity to quality educational institutions, such as the highly regarded St Paul's College, ensuring excellent schooling options for children of all ages. For outdoor enthusiasts, the nearby Hope Valley Reservoir provides picturesque walking trails and picnic spots, while local parks like the Valley View Golf Course and the expansive Anstey Hill Recreation Park are perfect for weekend adventures. Public transport options are easily accessible, with bus services connecting you to the Adelaide CBD and surrounding areas. Additionally, major roadways such as the North East Road and Port Wakefield Road are within close reach, enhancing your commuting experience. With such a wide array of amenities and recreational opportunities at your doorstep, the location of 23A Mataro Rd offers both convenience and a vibrant community lifestyle.

For more information call Paul Whitney on 0433 273 034 or Matt Crouch on 0435 736 133. We look forward to meeting you at our open home.

Specifications:

CT / 6205/372

Council / Tea Tree Gully

Zoning / GN

Built / 2018

Land / 450m2 (approx)

Frontage / 8.95m

Council Rates / \$2498.75pa

ESL / \$163.40pq

SA Water / \$261.39pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / St Agnes School P-6, Highbury P.S, Modbury South P.S, Modbury H.S

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