

**24 Salisbury Ave, Valley View, SA, 5093**

**Boffo**

**House For Sale**

Sunday, 8 September 2024

24 Salisbury Ave, Valley View, SA, 5093

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Robert Lonie  
0882697711

## **Generous Allotment with Wide Frontage, Offering Outstanding Potential!**

This solid brick home is positioned on a generous 618sqm (approximate) allotment with a wide 19m (approximate) frontage and provides great potential for the lucky new owner.

Nestled in an excellent location, this residence is a short stroll away from the picturesque Dry Creek Wetlands and Valley View Reserve comprising a playground, offering residents a serene and nature-filled escape just moments away.

You might look to make some cosmetic upgrades and add significant value over time or capitalise on the generous frontage to build your dream home, equally perfect for investors looking to rent out and reap the rewards. The choice is yours! (subject to all necessary consents).

Features that make this home special:

- Three spacious bedrooms, all complete with built-in robes and ceiling fans
- Separate lounge room with heater
- Kitchen with dishwasher, breakfast bar and ample bench and cupboard space
- Dining area adjacent kitchen
- Separate meals/dining room
- Bathroom with separate bath and shower + separate toilet for convenience
- Large laundry
- Verandah for outdoor entertaining
- Swimming pool
- Shed (6m x 4m approximately)
- Expansive rear yard with spacious lawn area, garden shed and cubby house
- Double length garage with roller door

Superbly located only minutes away from all the shopping and entertainment that Westfield Tea Tree Plaza has to offer. A short drive to Valley View Golf Driving Range, Valley View Tennis Club, Waterworld Aquatic Centre, public transport options and a variety of local parks. Additionally in close proximity to a variety of excellent public and private schools.

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