

**26 Helen Terrace, Valley View, SA, 5093**

ALL ADELAIDE

**House For Sale**

Monday, 23 September 2024

26 Helen Terrace, Valley View, SA, 5093

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## FANTASTIC BUYING OPPORTUNITY TO NEST OR INVEST

It is a pleasure to bring to market 26 Helen Terrace, a standout property guaranteed to appeal to any savvy buyer looking to secure a home or investment in the highly sought-after area of Valley View.

Built in 2009 opposite the lovely Ilberry Green Reserve, the property offers a flexible and spacious double story floor plan boasting many stand out features throughout, including.

### GROUND FLOOR

- Formal lounge room
- Open plan family and meals area overlooking a spacious well-appointed kitchen with ample storage space including a roomy walk-in pantry, tiled feature splash back, 4 burner gas cooktop, island breakfast bar with 1.5 sink and Puratap as well as a Fisher and Pykel dishwasher
- Sliding doors offering easy access out to the rear garden and paved alfresco area
- Laundry
- Guest toilet with hand basin
- Under-stair storage

### UPPER FLOOR

- 3 bedrooms, all with ceiling fans, 2 with mirrored built-in robes, the spacious master bedroom offers a walk-in robe, stylish neutral ensuite with double sink vanity, as well as sliding door access to a generous balcony with elevated views over the reserve
- Spacious family room
- Stylish main bathroom with lovely deep bath
- Separate toilet

### OTHER STAND OUT FEATURES

- LED downlight in the downstairs living areas
- Floating floors throughout
- Ducted reverse cycle air conditioning
- Roller shutters on back top windows
- 5.4 KW solar energy with an Alpha ESS battery

### THE OUTDOORS

- Rear laneway entry into a roomy double garage with automatic doors and ample storage space
- Spacious paved alfresco area offering the perfect place to unwind and entertain all year round
- A stunning and private garden filled with a vast array of established plants, a healthy stretch of lawn for kids' games and family pets to roam
- Gated entry with no maintenance artificial lawn to the front of the property

### THE LOCATION

Your outdoor living area is instantly extended with the lovely reserve, playground and tennis courts right across the road. A short walk will take you to the Thomas Turner and Dry Creek reserves with several ovals, walking trails, shaded BBQ areas and playgrounds all on offer.

St Paul's, Cedar College, Valley View secondary school as well as Prescott, Good Shepherd, Modbury West and Pinnacle primary schools are also within close proximity. Shopping is a breeze with Valley View, Gilles Plains, Ingle Farm centers as the newly refurbished Tea Tree Plaza shopping centre with a variety of restaurants, shops and cinema complexes also on offer. Bus stops on Helen Tce and Nelson Rd provide an easy and direct commute to the Obahn, and a mere 20-minute drive to the CBD.

What more could you possibly ask for?

This stand out property is proudly brought to you by Magosia Waskowski, your local Valley View area specialists for the last 17 years running. Please feel free to contact Magosia with any questions regarding the property or this fantastic area.

\*All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

\*The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.