

**27 Audrey Crescent, Valley View, SA, 5093**

ALL ADELAIDE

**House For Sale**

Tuesday, 1 October 2024

27 Audrey Crescent, Valley View, SA, 5093

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

#### 4 Generous Bedrooms - 2 Spacious Living Areas - Large Traditional Block

Perfectly positioned just around the corner from the Dry Creek Linear Reserve and within easy walking distance to local schools, shopping, sporting facilities and public transport, this immaculately maintained and tastefully upgraded red brick home features 2 generous living areas, formal and casual dining, 2 bathrooms and 4 spacious bedrooms, all nestled on a large traditional allotment of 696m<sup>2</sup>.

Stunning polished timber floors, freshly painted neutral tones and ambient natural light create a stylish, contemporary living space for your everyday relaxation. Security roller shutters to the street facing windows will ensure your comfort and peace of mind while ducted evaporative and split system air-conditioning provide year-round comfort.

Relax in a generous living room with wide bay window or step on through to a spacious dining area with split system air conditioner. Cook in style and comfort in a bright and welcoming kitchen featuring solid timber cabinetry, double sink, functional appliances, glass cooktop, tiled splashbacks, breakfast bar and adjacent meals area.

A generous rumpus room with split system air conditioner and an appealing outlook over the back yard provides that valuable 2nd living space, while 2 upgraded bathrooms cater for those busy school and work mornings.

All 4 bedrooms are well proportioned, all double bed capable. Bedrooms 1-3 feature polished timber floors, bedroom 1 has a built-in robe, bedroom 4 offers direct access to the garage.

A large lawn covered back yard provides plenty of space for the kids to run and play and ample room for your future outdoor improvements. The home is completed by a single lock-up garage with roller door and ample off street parking.

Briefly:

- \* Upgraded red brick home on generous traditional allotment of 696m<sup>2</sup>
- \* 2 spacious living areas and 4 generous bedrooms
- \* Polished timber floors, freshly painted neutral tones and ambient natural light
- \* Spacious living room with bright bay window
- \* Dining room with split system air conditioner
- \* Traditional kitchen/meals featuring solid timber cabinetry, double sink, functional appliances, glass cooktop, tiled splashbacks & breakfast bar
- \* Spacious rumpus room with split system air conditioner and views over the back yard
- \* All 4 bedrooms double bed capable
- \* Bedrooms 1-3 with polished timber floors
- \* Bedroom 1 with built-in robe
- \* Bedroom 4 with direct garage access
- \* Security roller shutters to the street facing windows
- \* 2 upgraded bathrooms, both with floor to ceiling tiles
- \* Traditional walk-through laundry with exterior access
- \* Large sweeping lawn covered back yard with ample room for future outdoor improvements
- \* Ducted evaporative and 2 split system air conditioners
- \* Lock-up single garage with roller door
- \* Ample off-street parking
- \* 8 panel solar system for reduced energy bills

Delightfully nestled in a peaceful location, with the Valley View Golf Course & Tennis Club within easy walking distance. Take a stroll down the Dry Creek Linear Reserve for your daily exercise and recreation or enjoy the open-space facilities at Thomas Turner Reserve.

Public transport is a short walk to Grand Junction Road or Northeast Road. Local schools include Wandana Primary School, Dernancourt Primary School, Modbury West and Ingle Farm East Primary Schools. Private education can be found nearby at Colleges of Northgate, St Pauls College & TAFE SA Gilles Plains. The zoned secondary school is Avenues

College.

Gilles Plains Shopping Centre and Valley View Foodland are both within easy reach for your weekly groceries, with Gepps X, The Churchill Centre & Tea Tree Plaza also available for quality lifestyle shopping and entertainment.

\*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.