

34A Barmera Avenue, Hope Valley, SA, 5090

House For Sale

Tuesday, 3 September 2024

34A Barmera Avenue, Hope Valley, SA, 5090

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Patrick O'Flaherty
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Ultra Modern & Stylish

Incredibly spacious, ultra modern and located in a quiet street just across the road from Barmera Reserve & Playground, this near new family home will suit those looking for low maintenance living. Packing loads of accommodation with ample living rooms, four complete bedrooms and a gracious open plan living room overlooking the alfresco entertaining area with it's northerly aspect it's truly a well designed home.

Contemporary lines, neutral tones and timber highlights can be seen throughout the home with all window furnishings complete, beautiful floating timber floors in the living areas and plush carpets in the bedrooms. High spec features such as his and her vanities in the ensuite, floor to ceiling tiles in bathrooms plus "Hexagon" tile feature wall in the central bathroom will impress those looking for a special home to call their own.

Great features of this home include:

- Two separate living rooms
- Master with ensuite (dual vanities) and WIR
- All bedrooms have ceiling fans
- Bedrooms 2 & 3 BIR's
- Central Bathroom with bath and tile feature wall
- Open plan living, meals and kitchen, vaulted ceiling plus fans
- Walk in pantry
- Large Kitchen with EURO appliances, stone benchtops, hexagon tile splashback and two pack finish
- Island benchtop with breakfast bar
- Entertainment centre feature wall with built in cupboards and timber highlights
- Floor to ceiling glass sliding doors leading out to the alfresco entertaining area
- R/C ducted Air con
- Single garage with internal access plus door to back yard
- Outside bin storage area

Perfectly presented and incredibly spacious - be quick to inspect.

Local Government - Tea Tree Gully

Zone - General Neighbourhood

Year Built - 2021

Council Rates - \$2172.90 PA (CV \$730,000)

SA Water - \$191 PQ

Certificate of Title 6253/544