

**4/25 Hotham Street, Hope Valley, SA 5090**



**House For Sale**

Wednesday, 3 July 2024

4/25 Hotham Street, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Best Offers By Tuesday 23rd July 5.00pm, USP

Say hello to a beautifully renovated 3-bedroom home, featuring multiple living areas, three well sized bedrooms plus a generously sized yard. Suitable for families, first time home buyers, or those seeking a hassle-free investment opportunity, this exceptional offering is not to be overlooked. Welcome home to 4/25 Hotham Street, nestled within a small well-kept community of owner occupied units in the heart of Hope Valley. This prime location ensures an abundance of shopping options, top-notch schools, and beautiful parks are within arms reach. Step inside and be welcomed into the heart of the home: an open-plan kitchen and meals area adorned with sleek down-lights and freshly painted walls creating a modern feel. The renovated kitchen features modern cabinetry, a subway tiled backsplash and stainless steel appliances including a gas cooktop, double drawer dishwasher, and pyrolytic self-cleaning oven. Continue into the central family room, a spacious retreat kept cozy with a gas wall furnace and with direct access to the outdoor patio, perfect for entertaining guests. Discover three newly carpeted bedrooms, each equipped with built-in robes and ceiling fans. These bedrooms are serviced by an updated stylish bathroom, featuring modern white tiling, a new floating vanity, a built-in bath and sleek shower. Completing the floor plan is a formal lounge area at the front of the home, offering a third living area for the family to spread out. This room can easily be converted into a fourth bedroom if needed. Finally step outside to a great sized yard that invites you to unwind and enjoy the fresh air. This charming space features a lovely verandah, paved area, well-kept lawn with automatic pop up sprinklers and an established garden with fruit trees (apple, orange, lemon, grapefruit, plum and apricot!). A large outdoor shed with concrete floor ensures effortless storage. Location-wise, this home is exceptional. Nature lovers will adore the surrounding leafy reserves, including the lush spaces bordering the nearby Linear Trail. Daily errands are a breeze with Hope Valley Shopping Centre featuring a Drakes Foodland just seconds around the corner, and the Dernancourt Shopping Centre, a bit further down the road, offers a Coles, Goodlife gym, and various specialty stores. Excellent schools, such as Highbury Primary School and Preschool, are within easy walking distance, just a 20-minute stroll from your front door. Plus, with the city centre only 13km away, everything is within easy reach.

Check me out:- Beautifully renovated 3-bedroom home- Open plan kitchen and meals area- Renovated kitchen with modern cabinetry, subway tiled backsplash and breakfast bar- Stainless steel appliances including a gas cooktop, double drawer dishwasher, and pyrolytic self-cleaning oven- Central family room with gas furnace and direct access to outdoors- Seperate formal lounge- All bedrooms with built-in robes and ceiling fans- Renovated bathroom with modern vanity and built-in bath- Seperate toilet for added convenience- Plush carpeting to bedrooms and lounge room- Ducted evaporative air-conditioning throughout- Great sized yard with verandah for outdoor entertaining- Well kept lawn with automatic pop up sprinklers- Established garden with various fruit trees (apple, orange, lemon, grapefruit, plum and apricot!)- Large outdoor shed- Rear gate access to Valley Road giving easy access to bus stop- Single garage- And so much more...

Specifications CT // 5019/750 Home // 175.4 sqm \* Council // City of Tea Tree Gully  
Nearby Schools // Modbury South Primary School, Highbury Primary School, St. Paul's College, Modbury High School  
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