

**4 Canterbury Crescent, Valley View, SA 5093**



**House For Sale**

Saturday, 27 April 2024

4 Canterbury Crescent, Valley View, SA 5093

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 660 m2**

**Type: House**



Tyson Bell  
0455600065



Ryan Graham  
0400912287

**\$629,000 - \$679,000**

Tyson Bell and Ryan Graham alongside LJ Hooker Property Specialists are proud to present to the market this charming 3-bedroom, 1-bathroom, traditional family home in the ever-popular Valley View. Built in 1965 and boasting a floorplan reflecting the era, what you see is what you get with this humble abode. Situated on a sizeable 660sqm (approx.) allotment, with a frontage of 34.83m (approx.) this is a home sure to appeal to a variety of buyer types. In a location ripe with development this might be your best chance to get ahead of the curve whether you're looking for a home to live in, rent out or land bank, this could be the opportunity for you! Features Include: \* 660sqm (approx.) of land with a frontage of 34.83m (approx.) \* 3 bedrooms, bedrooms 1 & 2 with split system air conditioning \* Carpeted main living space adjacent to the kitchen \* Manual shutters across the front and rear windows \* Single automatic lock-up garage \* Multiple sheds, all with power \* Established fruit trees Conveniently located just off North East Road, and with public transport within walking distance getting to and from the Adelaide CBD will be a breeze. With numerous parks, playgrounds and walking trails scattered throughout the Valley View region there will always be something to do with the family. Only a short trip to local amenities such as Tea Tree Plaza, Modbury Hospital, Civic Park and the Valley View Golf Course this is a family friendly location that is second to none! Enquire today to avoid disappointment! 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516