

**43 Valley View Drive, Highbury, SA, 5089**



**House For Sale**

Monday, 23 September 2024

43 Valley View Drive, Highbury, SA, 5089

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Panoramic views of the Adelaide Hills, direct access to Linear Park, all within close proximity to the CBD**

Situated on a generous 1046sqm (approx.) allotment in a leafy tree studded environment is this impressive double brick tribute to 1970's architecture where stunning Adelaide Hills views can be enjoyed from multiple locations throughout the residence.

A flexible floorplan is spread out over 2 levels, the downstairs offering a large gas heated lounge/dining room leading through to the well equipped kitchen. Bedroom 4 offers the option for home office use or study. Numerous adjacent living areas provide separation when required with room to gather together.

Upstairs are 3 additional bedrooms, the master with walk-in robes, ensuite and private balcony access taking in a picturesque outlook. Bedrooms 2 and 3 have built-in robes and share the family bathroom.

The spacious outdoor entertaining area looks over the large rear garden out to the Adelaide Hills. Nestled in a peaceful family friendly setting with Linear Park at your back door and spoilt for choice with numerous shopping options including Dernancourt Shopping Centre and Tea Tree Plaza.

Additional features:

Reverse cycle air conditioning

Security system

Solar panels

Under cover parking for 2 vehicles.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015