

49 Flockhart Avenue, Valley View, SA 5093



House For Sale

Tuesday, 2 July 2024

49 Flockhart Avenue, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 1

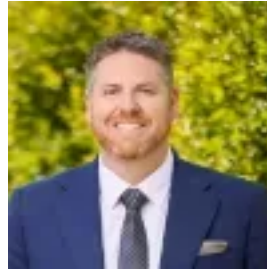
Parkings: 2

Area: 610 m2

Type: House



Michael Orielly
0478302708



Ross Whiston
0418643770

Auction at the Ray White Gawler East Office

Discover this fully renovated three-bedroom home, perfectly situated on a spacious 610m² block. Michael O'Rielly and Ray White Gawler East proudly present to you 49 Flockhart Avenue, Valley View. As you step inside, you'll be greeted by the comfort of split systems in both the kitchen and lounge room, ensuring year-round comfort. The stunning kitchen is a true centrepiece, featuring a large island and elegant plantation shutters that add a touch of sophistication. The master bedroom also boasts a split system, while bedrooms two and three are equipped with ceiling fans, providing a comfortable retreat for every member of the family. The home truly shines when it comes to entertaining. The amazing entertaining area is designed with ceiling fans, a combustion heater, and a large spa, offering a perfect spot to relax while enjoying views over the tree-lined rear yard. The rumpus room, now converted into an entertainer's delight bar, adds a unique touch and could easily be transformed into a fourth bedroom if needed. Eco-conscious buyers will appreciate the solar panels that make this home both environmentally friendly and cost-efficient. Additionally, the property is located in close proximity to schools and the Tea Tree Plaza Shopping Centre, ensuring convenience for all your shopping and educational needs. This home seamlessly blends modern living with exceptional entertaining spaces, making it a must-see for anyone seeking a stylish and comfortable lifestyle. Don't miss the opportunity to make this exquisite property your own. Additionally: Year Built - 1969 Wall Construction - Brick Land Size - 610m² (approx.) Floor Area - 140m² (approx.) Frontage - 19.20 (approx.) Solar System - 5kw (approx.) Zoning - GN - General Neighbourhood Local Council - City of Tea Tree Gully Estimated Rental Return - \$600 - \$695 per week Council Rates - \$480.00 qtr. (approx.) Water Rates (excluding Usage) - \$169.00 qtr. (approx.) Easement(s) - YES Encumbrance(s) NO Sewerage - Mains With so much on offer, this is definitely not one to overlook - call Michael O'Rielly 0478 302 708 or Ross Whiston 0418 643 770 to register your interest today! Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Ray White Gawler East RLA 327 615