

50 Allworth Drive, Happy Valley, SA 5159



House For Sale

Sunday, 23 June 2024

50 Allworth Drive, Happy Valley, SA 5159

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 384 m2

Type: House



Rod Smitheram

0882928300

Auction (USP)

Nestled in the serene surroundings of Happy Valley, on a quiet cul-de-sac street 50 Allworth Drive is a delightful family home that combines comfort with convenience. As you approach, the charming facade, complemented by a beautifully maintained front garden, sets the tone for what lies within. The entrance leads to a spacious porch, perfect for a morning coffee while enjoying the surroundings. Stepping inside, the layout is thoughtfully designed to maximise space and natural light. The living area provides a versatile space for relaxation and entertainment. Adjacent to the living room is the dining area, seamlessly connected to the kitchen. The kitchen is equipped with modern appliances and ample storage, making it a functional and inviting space. The home features three well-appointed bedrooms, each offering a peaceful retreat. The master bedroom includes a built-in robe for convenience. The second and third bedrooms are perfect for family members or guests. A centrally located bathroom and a separate laundry area add to the practicality of the home. Outdoor living is a highlight, with a generous verandah at the rear of the property, ideal for alfresco dining and gatherings. The backyard also includes a well-sized shed for additional storage or a workshop space. A carport with a roller door ensures secure parking. Location is a key feature of 50 Allworth Drive. Essential amenities are just a short distance away. Foodland Happy Valley, a dentist, pharmacy, cafe, and salon are all within a short drive, catering to daily needs with ease. Those that love the outdoors will delight in how close you are to the Happy Valley Reservoir, perfect for leisurely strolls along scenic trails. For retail therapy, Aberfoyle Hub Shopping Centre awaits just an 8-minute drive away, offering an array of shopping options. A short chip shot and you'll find yourself teeing off at the Vines Golf Club of Reynella, too! Families will appreciate the zoning to Reynella East College, and the proximity to other quality schools such as Happy Valley Primary School and Hallett Cove School. This property is an excellent opportunity for families seeking a comfortable and convenient lifestyle in a peaceful setting. Don't miss your chance to make 50 Allworth Drive your new home.

What we Love:

- Charming facade with a beautifully maintained front garden
- Spacious porch, perfect for morning coffee
- Thoughtfully designed layout maximising space and natural light
- Versatile living area for relaxation and entertainment
- Dining area seamlessly connected to the kitchen
- Modern kitchen with ample storage and appliances
- Three well-appointed bedrooms, one with a built-in robe
- Centrally located bathroom
- Separate laundry area
- Generous verandah for alfresco dining and entertaining
- Well-sized backyard shed for additional storage or workshop space
- Secure carport with a roller door
- Short drive to essential amenities: Foodland Happy Valley, dentist, pharmacy, cafe, and salon
- Proximity to Happy Valley Reservoir for leisurely strolls along scenic trails
- Zoned to Reynella East College
- 8-minute drive to Aberfoyle Hub Shopping Centre for retail therapy
- Close to the Vines Golf Club of Reynella for golf enthusiasts

Auction: Sunday, 7th July 2024 at 11.00am Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.