

**6 Dennis Street, Happy Valley, SA, 5159**



**House For Sale**

Wednesday, 14 August 2024

6 Dennis Street, Happy Valley, SA, 5159

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Charming family home in Happy Valley with endless potential

Please contact Danielle Comer or Rachael Farror for viewing times.

Currently tenanted for \$440 per week until 27th October 2024.

Nestled in the sought-after suburb of Happy Valley, this charming family home exudes delightful kerbside appeal complemented by lush, well-maintained gardens. Upon entry, a spacious L-shaped living and dining area welcomes you, illuminated by ample natural light from large windows that offer tranquil views of both the front and rear gardens.

The heart of the home is the tastefully appointed kitchen, featuring a strategically positioned window overlooking the backyard, and equipped with a standalone oven and gas cooktop.

The sleeping quarters are situated down a separate corridor to the left of the entrance. The generously sized master bedroom boasts a ceiling fan, while all bedrooms enjoy convenient access to the updated main bathroom, complete with a shower, bath, vanity, and a separate toilet.

Further enhancing the home are glass sliding doors from the dining area, opening onto a spacious, level lawn area ideal for children and pets to play freely, presenting a blank canvas for creative landscaping opportunities.

Convenience is assured with features including a single carport with a roller door, an additional driveway accessed through secure gates, split-system heating and cooling, gas instantaneous hot water, and availability for NBN connectivity.

This meticulously maintained family home not only offers comfort and style but also a lifestyle of convenience. Situated near Happy Valley Shopping Centre, Aberfoyle Hub Shopping Centre, local schools, public transport, and recreational amenities-including the nearby Vines Golf Club, and the Happy Valley reservoir with kayaking and biking trails-it presents an enviable lifestyle opportunity in one of South Australia's most desirable neighbourhoods. Don't miss your chance to own this exceptional family home.

Please note that all floorplans, photos, and text are for illustrative purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified.

Magain Real Estate Happy Valley

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