

6 Florence Avenue, Valley View, SA, 5093



House For Sale

Friday, 16 August 2024

6 Florence Avenue, Valley View, SA, 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Winston Coxon

0884828204

Expansive 754sqm Block in Prime Locale

Ray White is proud to present 6 Florence Avenue, Valley View.

THE LOCATION

Nestled in the tranquil and family-friendly suburb of Valley View, this home offers the perfect blend of serenity and convenience. Surrounded by peaceful parks and reserves, the property is just a short drive away from Tea Tree Plaza for all your shopping needs and Modbury Hospital for healthcare services. Located approximately 12 kilometers from the Adelaide CBD, this home provides easy access to the city while retaining the comfort of suburban living. The area is well-served by esteemed schools such as The Heights School, St Paul's College, and St Gabriel's Primary School, making Hope Valley a sought-after gem in Adelaide's North East.

THE RESIDENCE

This charming three-bedroom home, set on a spacious 745sqm allotment with a generous 20-meter frontage, presents an excellent opportunity for first home buyers, families, investors, and developers alike.

FEATURES

- ? 745sqm Allotment
- ? 20-Metre Frontage
- ? Shed for additional storage
- ? Freshly painted throughout
- ? Sparkling pool for summer enjoyment
- ? Expansive rear yard perfect for outdoor entertaining
- ? Ducted air conditioning and ceiling fan in living areas
- ? Newly replaced carpets and ceiling fans in every bedroom
- ? Multiple off-street parking options, including a carport with rear yard access
- ? Prime location close to reputable schools, shopping centres, and the Adelaide CBD

This property is a rare find, offering a perfect mix of space, comfort, and convenience. Don't miss the chance to make 6 Florence Avenue your new home. For all enquiries, please contact Winston Coxon or Thomas Korte.

Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale