

7 Hampshire Crescent, Valley View, SA, 5093



House For Sale

Wednesday, 14 August 2024

7 Hampshire Crescent, Valley View, SA, 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Benjamin Philpott
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Suburban Retreat with Neighbouring Golf Course Greens

Discover your dream home with this beautifully designed property that offers the perfect blend of comfort, style, and a premium location. With three generously sized bedrooms, each featuring built-in robes, this home is tailored to accommodate the whole family with ease.

The formal lounge provides a sophisticated space for relaxation or entertaining guests, while the updated kitchen is a chef's delight, equipped with a modern electric cooktop, under-bench oven, and an adjacent dining area perfect for family meals. The centrally located family bathroom is complemented by a separate toilet, enhancing convenience for everyday living.

Step outside to be truly impressed by the expansive outdoor deck, which spans the width of the house and is topped with a charming gabled roof. This remarkable entertaining area is ideal for hosting gatherings or simply enjoying the serene surroundings.

Additional features include a practical rear shed for extra storage and a location that can't be beaten this property backs directly onto the picturesque Valley View Par 3 Golf Course offering easy access to lush greens, Dry Creek walking trails and the large open spaces of Thomas Turner Reserves.

Nearby schools include Wandana Primary School, Prescott Primary School, plus Pinnacle, St Paul's, and Kildare College. Public transport is located nearby on both North East and Grand Junction Roads and Tea Tree Plaza, being moments away by car caters to all your shopping and entertainment needs.

SPECIFICATIONS:

CT // 5737/467

Zoning // General Neighbourhood

Built // 1965

Land // 602sqm approx

Council // City of Tea Tree Gully

Council Rates // \$2,072.10 per annum

SA Water // \$184.34 per quarter + usage

Estimated Rent // Written assessment provided upon request

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver.

If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements

should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

RLA 46442