

**8 Citrine Street, Hope Valley, SA 5090**

**Boffo**

**House For Sale**

Wednesday, 3 July 2024

8 Citrine Street, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Robert Lonie  
0882697711

## **Auction \$650,000**

**Auction Location: On Site** This beautiful family home is the one you've been waiting for! Situated in a leafy and quiet cul-de-sac and just a short stroll away from multiple reserves and a short drive to the popular Anstey Hill Recreation Park where you can explore the walking trails and wildlife, including koalas and kangaroos that often visit. Situated on a generous 594sqm (approximate) well-established block with a wide 24.38m (approximate) frontage, this well presented home has been impeccably updated and is sure to be enjoyed by the whole family. Step inside to the welcoming lounge that flows effortlessly to the chic kitchen and dining area, from here step out to the incredible decked entertaining area featuring café blinds that overlooks the large lawn area for the kids and pets to run free and enjoy. Simply move in, unpack and enjoy easy-care, convenient living in a sought-after location. Features that make this home special:- Master bedroom with ensuite, mirrored built-in robe and ceiling fan - Additional two bedrooms both complete with built-in robes; bedroom three with ceiling fan; bedroom two with roller shutter - Separate spacious lounge with plantation shutters - Modern, white kitchen with walk-in pantry, Electrolux stainless steel dishwasher, timber benchtops and ample bench and cupboard space - Dining area adjacent kitchen, with sliding door leading to outdoor entertaining - Neat and tidy main bathroom with separate bath and shower + separate toilet - Laundry with built-in cupboard for extra storage - Elevated, decked outdoor entertaining area with café blinds, overlooking the rear low maintenance yard - Large lawn area with fruit trees - Single garage with rear yard access - Double carport Superbly located only minutes away from Hope Valley Shopping Centre and all the shopping and entertainment that Westfield Tea Tree Plaza has to offer. In close proximity to a variety of excellent public and private schools and easy access to the CBD via the O'Bahn at Tea Tree Plaza Interchange or simply walk to the bus stop on Lower North East Road. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174