

82 Flockhart Avenue, Valley View, SA, 5093

ALL ADELAIDE

House For Sale

Sunday, 8 September 2024

82 Flockhart Avenue, Valley View, SA, 5093

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Immaculate 4 Bedroom Family Home in Sought After Location

Perfectly positioned in a delightful family friendly area, just around the corner from local reserves and sporting amenities, this sensational upgraded residence offers a rare and unique opportunity for younger families wishing to live on larger allotments. Enjoy the wide-open spaces of a generous fully landscaped rear yard where there's plenty of space for the kids to play and ample room for your pets, toys and outdoor adventures.

2 separate living areas and 4 generous bedrooms provide ample room for the growing family. Relax in a spacious light filled formal lounge where a split system air-conditioning, combustion heater and bay window enhance the contemporary ambience, or step on through to a generous combined kitchen/family room providing that valuable 2nd casual living space.

Cook in contemporary comfort with modern upgrades including composite stone bench tops, frosted glass splashback's, stainless steel appliances, glass cooktop, crisp white cabinetry and a walk-in pantry. Step outdoors and relax under a fullwidth rear verandah overlooking the verdant rear yard where established gardens and trees provide an enhanced botanical flavor. A rainwater tank and garden shed provide the utilities.

All 4 bedrooms are well proportioned, all double bed capable. The master bedroom features crisp floating floors, split system air conditioner, ceiling fan, walk-in robe and ensuite bathroom plus direct access to the rear verandah and outdoor entertaining area.

A two-car tandem carport with auto roller door will securely accommodate your family cars and there is ample off-street parking available in the driveway.

The perfect start-up package from younger families wishing to grow or an ideal investment opportunity.

Briefly:

- * Upgraded and extended original residence on generous 587m² block
- * 4 spacious bedrooms and 2 separate living spaces
- * Light filled formal lounge with bay window, combustion heater and split system air conditioner
- * Generous combined kitchen/family room with crisp floating floors
- * Kitchen features including composite stone bench tops, frosted glass splashback's, stainless steel appliances, glass cooktop, crisp white cabinetry and a walk-in pantry
- * All 4 bedrooms are generously proportioned, all double bed capable
- * Bedroom 1 with crisp floating floors, split system air conditioner, ceiling fan, walk-in robe, ensuite bathroom and direct access to the alfresco area
- * Bedroom 3 with built-in robe
- * Bright main bathroom with separate bath and shower
- * Traditional walk-through laundry with exterior access
- * Fullwidth verandah over paved patio offering views to the backyard
- * Generous fully landscaped rear yard with established lawn and gardens
- * Rainwater tank, garden shed, 6 solar panels
- * Two-car tandem carport with auto roller door
- * Ducted evaporative air-conditioning system

The prime location offers plenty of recreational opportunities for the entire family. A short walk takes you to Illberry and Thomas Turner Reserves, both equipped with playgrounds, picnic areas, BBQ, and toilet facilities. The Valley View golf course and Valley View Tennis Club are also nearby. For those who enjoy jogging or cycling, the trails along Dry Creek lead to Civic Park, the Tea Tree Gully Library, and the TTP shopping precinct.

Shopping is convenient with Tea Tree Plaza, Valley View, Ingle Farm, and Gilles Plains centers all within a short drive. Public transport options are plentiful, providing an easy, direct route to the O'Bahn interchange.

There are numerous private and public primary and secondary schools, child care centers, and the Valley View kindergarten within minutes of the property. Plus, it's just a 25-minute drive to the CBD.

Valley View is a highly desirable area due to its proximity to all amenities and picturesque parks and playgrounds, offering an idyllic lifestyle for families.

This property is sure to impress and is not one to miss out on. Immaculate and with so much on offer, buying now means reaping future rewards!

For any questions about the property or the area, please feel free to contact Magosia, who brings over 17 years of expertise in Valley View residential sales.

*All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

*The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.