

9 Donald Avenue, Valley View, SA 5093

eclipse.
REAL ESTATE

House For Sale

Sunday, 23 June 2024

9 Donald Avenue, Valley View, SA 5093

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 696 m2

Type: House



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\$720,000 - \$750,000

Say hello to a rare opportunity to secure a solid brick home on a substantial sized 696 sqm* allotment, presenting an enticing opportunity for renovation, rebuilding, or development (STCC). Offering 18.28m of frontage and no easements on the title this rectangular and flat allotment presents fantastic further potential. Welcome home to 9 Donald Avenue, nestled in the heart of Adelaide's North East. This prime location offers an abundance of shopping options, top-notch schools, and beautiful parks, all within arm's reach. This property boasts great bones and a generous land size, inviting endless possibilities for those with a vision. Inside, enjoy three well-proportioned bedrooms, with the third bedroom featuring a built-in robe. A light-filled lounge room leads to the open-plan kitchen/dining area, complete with a stainless-steel wall oven and electric cook-top. Extending from here is a spacious rumpus room, an addition to the home that includes a heater for winter comfort. Finally, the bathroom has been completely transformed with a modern vanity, new shower screen, and floor-to-ceiling tiling. And for developers, this one's a no brainer. With the potential to knock down and develop multiple homes on this sizeable lot, subject to council approval, the potential is undeniable. Nestled in an incredibly convenient location, this property ensures seamless access to essential amenities, nearby parks, and quality schools. A mere 5-minute drive takes you to Westfield Tea Tree Plaza, a retail and dining hub, making your daily errands a breeze. For families, Prescott Primary Northern and Valley View Secondary School are just an easy stroll away, guaranteeing a smooth and stress-free commute. Ilberry Green is just down the road, a lovely park offering a tennis court, basketball court and playground. Furthermore, with Tea Tree Plaza Interchange nearby, you can swiftly reach the city. This location truly provides the complete package. With its enviable location and abundant potential, this property represents an excellent renovation, investment, or development opportunity that is not to be missed. Check me out:-

- Torrens Title, 1964 built
- Generous 696sqm* land size
- 18.28m* frontage
- Three good sized bedrooms - Bed 3 with built-in robe
- Open plan kitchen/ dining area
- Stainless steel wall oven
- Spacious lounge room with ceiling fan
- Renovated bathroom with modern vanity and floor-to-ceiling tiles
- Seperate toilet for added convenience
- Rumpus room with heater
- Large backyard - Verandah with outdoor blinds
- Solar panels at 44c feed in (approx)
- NBN connected
- Solahart system
- Ducted air-conditioning
- Large garage for secure storage
- Great location, minutes from Westfield Tea Tree Plaza and Gilles Plains Shopping Centre
- And so much more...

Specifications: CT // 5146/523 Built // 1964 Land // 696 sqm* Council // City of Salisbury Nearby Schools // Prescott Primary Northern, Ingle Farm East Primary School, Para Vista Primary School, Valley View Secondary School, Modbury West School

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

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