

# 3/97 Valley Road, Hope Valley, SA 5090

## Unit For Sale

Wednesday, 19 June 2024

3/97 Valley Road, Hope Valley, SA 5090

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 132 m2

Type: Unit



Matthew Lipari  
0883498222



Edward Luscombe  
0883498222

## **\$369,000 - \$399,000**

This home is conveniently located in Hope Valley and appeals to a wide range of buyers. Whether you're looking to downsize, invest, or find a low-maintenance place to live, this home offers an easy care lifestyle and is waiting for you to make it yours. Perfectly positioned within walking distance to Drakes Hope Valley, this great home is located close to a range of valuable amenities! The popular Westfield Tea Tree Plaza is a short drive away which offers an array of shopping, entertainment and dining options. You are also surrounded by lovely parks and reserves including Hope Valley Reserve, Korong Reserve and Waikerie Avenue Playground. Furthermore, the quality education options nearby include Torrens Valley Christian School, Modbury South Primary School, Modbury High School and Highbury Primary School. Key features include: > Upon entrance to the home, you are greeted by a lovely formal lounge room which includes an air conditioner, allowing you to relax and wind down in comfort. > The kitchen comprises a gas cooktop and built-in cabinetry. > Two good sized bedrooms with built-in robes. > The low maintenance backyard offers a garden shed for your convenience. > The bathroom includes a shower, a bath, a vanity with toiletry cabinetry as well as a separate toilet. > The laundry offers valuable external access.> Undercover car parking is available for one vehicle. This property is currently tenanted for \$350 per week until the 7th of February 2025. Details:Certificate of Title | 5053 / 259Title | Strata TitleYear Built | 1973Land Size | 132 sqm approxCooktop | GasCouncil | City of Tea Tree GullyCouncil Rates | \$TBA paWater Rates | \$153.70 pqStrata Rates | \$445 pqAll information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.