

16A Geraldine Street, Valley View

Brand New Contemporary Living in Exceptional Location

Ideally positioned in the sought-after suburb of Valley View, this home enjoys easy access to quality schools, local shopping, parks and public transport. Offering the perfect balance of convenience and lifestyle, you'll have everything you need just moments from your doorstep.

Features include:

- Brand new home featuring high ceilings and quality finishes throughout
- Located on a quiet street on the elevated side of Valley View Golf Course, with views towards the Adelaide Hills
- Open plan kitchen, living and dining, opening to the alfresco area
- Kitchen with walk in butler's pantry, island bench, stainless steel appliances including dishwasher, gas cooktop and oven
- Main bedroom with walk in robe and ensuite
- Ensuite tiled floor to ceiling with heat lamps, shower, vanity and toilet
- 3 good sized bedrooms, 2 with built in robes
- way main bathroom with vanity area, bath and shower room and separate toilet
- Bathroom is tiled floor to ceiling with heat lamps

4 2 1

FOR RENT
Please Call

AGENTS
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AGENCY
LJ Hooker St Peters
(08) 8362 8008

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Internal laundry with large benchtop and space for a washing machine and dryer
- An abundance of storage throughout the home
- Huge alfresco area under the main roof, ideal for entertaining
- Ducted reverse cycle air conditioning
- Single garage with remote controlled door and internal access
- Garden with an automatic irrigation system

Situated in the family-friendly suburb of Valley View, 16 Geraldine Street offers a lifestyle of convenience with an excellent range of amenities just moments from your doorstep. Everyday shopping is easily catered for at Westfield Tea Tree Plaza and Ingle Farm Shopping Centre, while the nearby Valley View Shopping Centre provides supermarkets, specialty stores and essential services. Enjoy your morning coffee at local favourites such as Cafe Verde or The Coffee Barun, with a variety of cafes and eateries also available throughout the surrounding suburbs.

Families will appreciate the choice of quality schools nearby, including Valley View Secondary School, Modbury West School, St Paul Lutheran School and Prescott Primary Northern. For outdoor recreation, you'll be close to Thomas Turner Reserve, Jenkins Reserve and the expansive Dry Creek Linear Park, offering walking and cycling trails, playgrounds and open green spaces. With public transport nearby and easy access to North East Road and the O-Bahn Interchange at Tea Tree Plaza, commuting to the Adelaide CBD and surrounding suburbs is both simple and convenient. Combining excellent amenities, green open spaces and outstanding connectivity, Valley View is a highly desirable location to call home.

Water charges: Water usage and supply charges apply
Furniture: Unfurnished
Exclusions: N/A
Duration of Tenancy: 12 months
Rates And Charges: Electricity: Tenant, Gas: Tenant

The landlord does not intend to advertise or has entered into an existing sales agency agreement for the sale of the premises.

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

Disclaimer: 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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

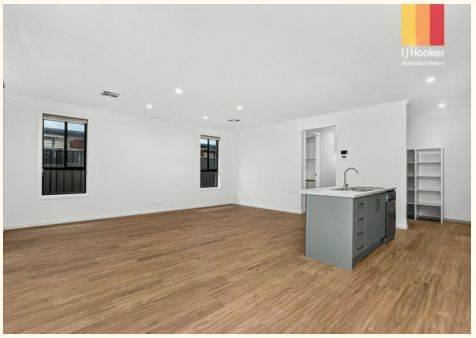
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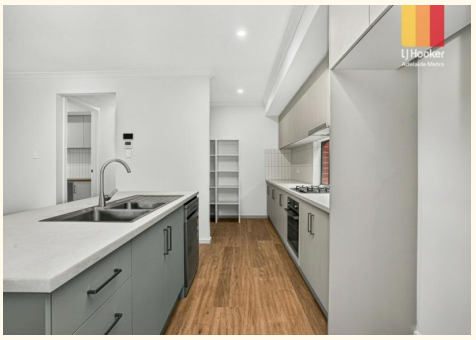
MORE DETAILS

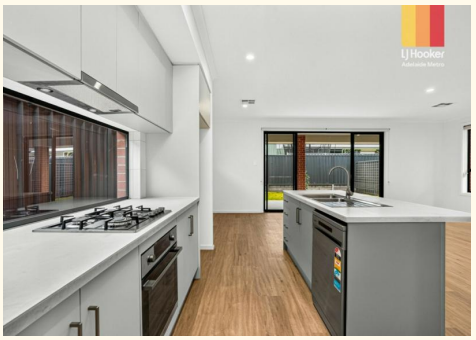
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Property Type	House
Including	Ensuite
	Air Conditioning

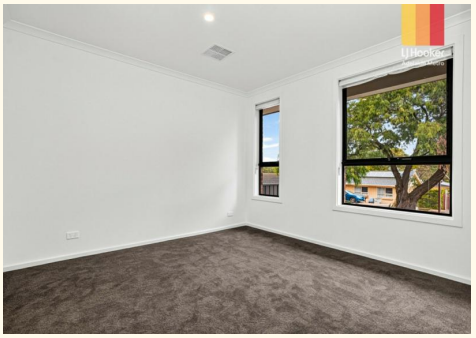
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FLOOR PLAN

16 GERALDINE STREET, VALLEY VIEW

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