

Highbury, 9 Valley View Drive

Low-Maintenance and High Quality!

The home that offers more than meets the eye. What appears as a simple, low-maintenance exterior opens up to a beautifully designed, flexible floorplan that adapts to your lifestyle. Perfect for first-time homebuyers or those looking to downsize and enjoy more free time, this home features a high-quality build and a thoughtfully planned layout that checks all the boxes.

Features include:

- * Master bedroom with walk-in robe and ensuite.
- * Bedrooms two and three have built-in robes.
- * Flexible 4th bedroom, home office or living space at the front of the home.
- * Screenaway blackout blinds in every room for total security and to stop light pollution.
- * Modern kitchen with stone benchtop, undermounted sink, stainless steel appliances and breakfast bar looking over the living area.
- * Ducted reverse cycle heating and cooling.



Disclaimer: 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.

3 2 1

For Sale
\$730,000 - \$790,000

View
ljhooker.com.au/2B7PGJU

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* Pitched outdoor pergola for year round entertainment and cafe blinds for privacy and protection.

* Automatic panel lift door into the secure lock up garage that accesses the home with an internal door.

Not only does this home stand out, but it's also ideally located near all the major amenities essential for modern living. Just minutes from the Tea Tree Plaza Shopping Centre, the O-Bahn for easy access to public transport into the Adelaide CBD and multiple bus routes, convenience is at your doorstep. Families will appreciate the close proximity to top educational institutions, including Highbury Primary, St Ignatius' College and Kildare College.

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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

Property ID	2B7PGJU
Property Type	House
House Size	156 m2
Land Area	304 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Ashley Palazzo 0414 347 884

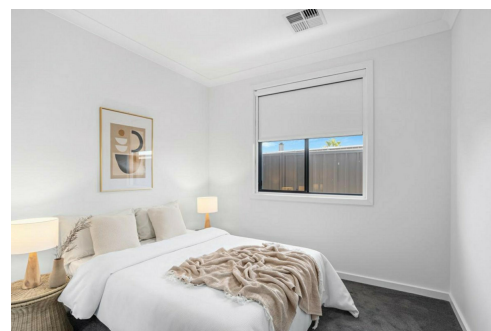
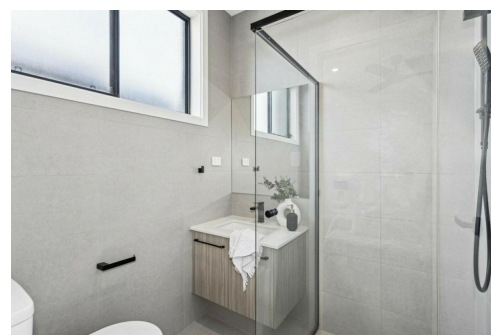
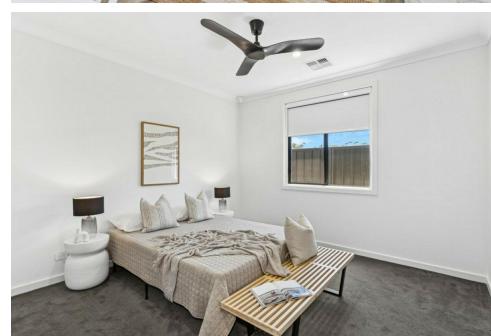
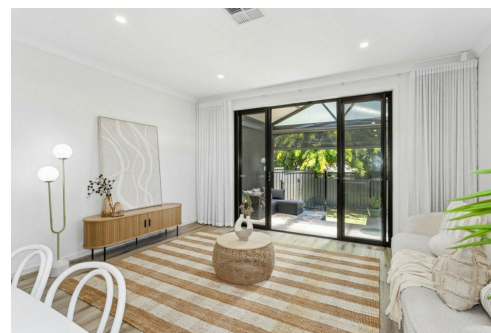
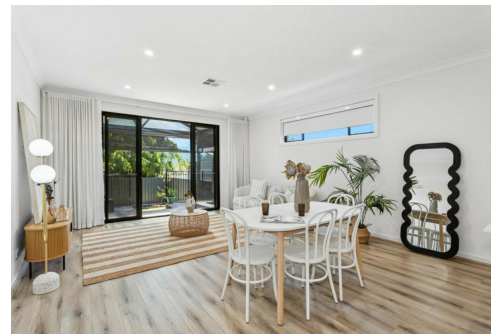
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181m ²	141m ²	1m ²	19m ²	1m ²	19m ²
TOTAL	Living	Store	Garage	Porch	Alfresco

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group