

1 Leonis Avenue, Hope Valley




## Easy Living Comfort Meets Everyday Convenience

Auction Location: On-Site

Auction Saturday the 30th of May at 12:30pm On-site (USP)

At the heart of the home is a spacious open plan kitchen, living and dining area that creates a seamless flow through to the outdoor alfresco space. The kitchen is well appointed with a breakfast bar, 5-burner gas cooktop, 900mm oven, glass window splashback and the added practicality of a walk-in pantry, ensuring both style and functionality. The living zone extends effortlessly outdoors, where the covered alfresco - complete with blinds and a ceiling fan provides the perfect setting for year round entertaining.

A second living area at the front of the home offers valuable flexibility, ideal as a formal lounge, retreat or potential fourth bedroom conversion if required. Accommodation includes a well sized main bedroom featuring a walk-in robe and private ensuite, while bedrooms two and three both include mirrored built-in robes and are serviced by the central main bathroom. The interior is light filled throughout, enhancing the sense of space and comfort.

3  2  2 

### AUCTION

Sat 30th May @ 12:30PM

### VIEW

Sat 16th May @ 12:00PM - 12:30PM

### AGENTS

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### AGENCY

LJ Hooker Glynde  
(08) 8336 3899

Perfectly located in a quiet, family friendly setting, the home is moments from Hope Valley Shopping Centre, Modbury Hospital and the popular Westfield Tea Tree Plaza. Public transport, parks and reserves are all close by, with easy access to the OBahn for a direct city commute. Zoned for Highbury Primary and Modbury High School, with additional nearby schooling options, the location offers excellent everyday convenience and lifestyle appeal.

What you'll love;

- Built in 2021
- 363sqm of land
- Light filled
- Flexible layout
- Gas cooktop and 900mm oven
- Reverse cycle air-conditioning
- Double garage with drive through access
- Corner allotment

Don't miss this outstanding opportunity to secure a modern, low-maintenance home in a tightly held and well connected location.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID	WSVFDG
Property Type	House
House Size	199 m2
Land Area	363 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes

**Julian Rullo 0407846417**

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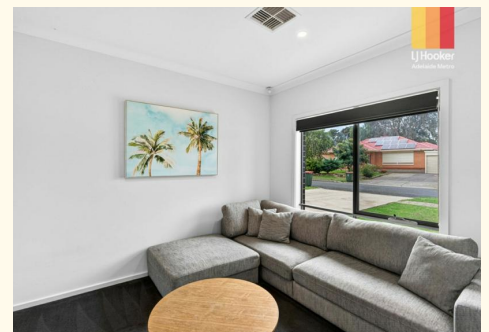
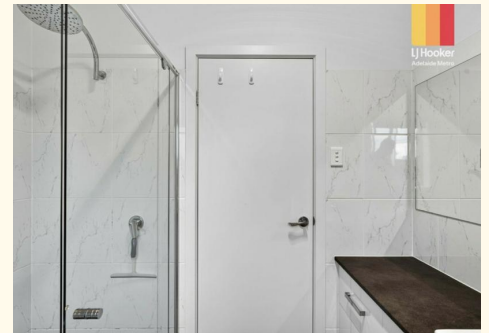
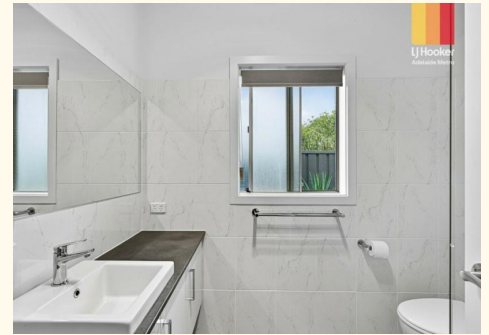
**George De Vizio 0412 392 158**

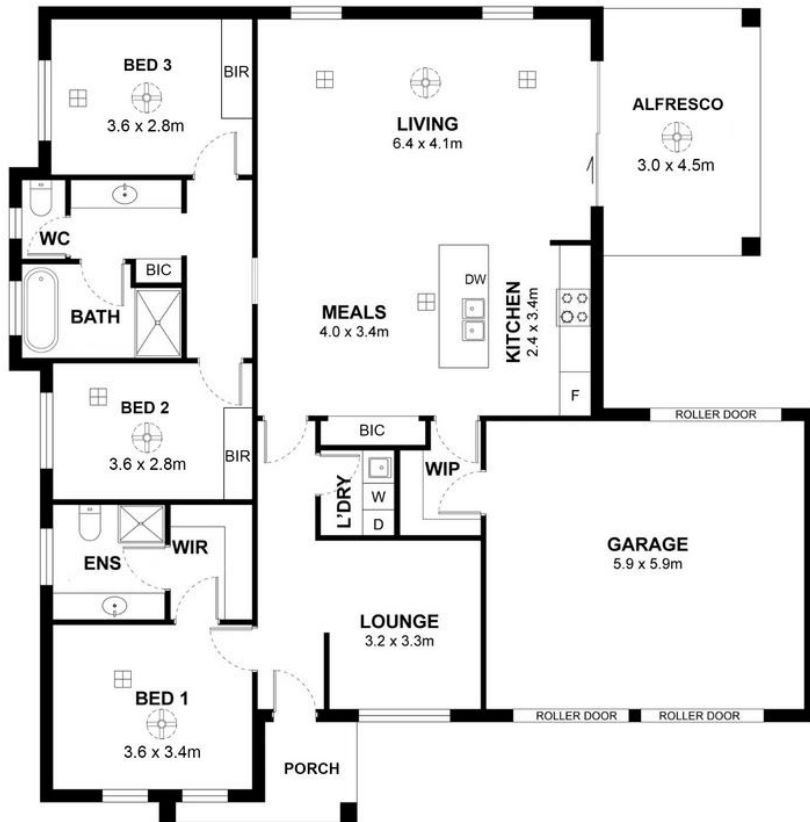
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Living: 140.8m<sup>2</sup>  
 Garage: 39.5m<sup>2</sup>  
 Porch: 5.1m<sup>2</sup>  
 Alfresco: 13.5m<sup>2</sup>  
**Total: 198.9m<sup>2</sup>**

Measurements are approximate



**1 Leonis Avenue, Hope Valley, SA 5090**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.