



108 Barracks Road, Hope Valley

Sold by Greg Nicholls of LJ Hooker Adelaide Metro

Tucked away in a quiet, picturesque tree-lined street, this beautiful double brick home has been lovingly maintained for over 40 years. Set on an impressive 700m², it boasts one of the most tranquil and inspirational garden settings seen in Hope Valley in many years. The home exudes a rare sense of connection as it is in complete harmony with its natural surroundings.

Step inside to discover a spacious formal lounge that flows effortlessly into a generously sized dining room, seamlessly extendable to the outdoors through French doors - perfect for summer evenings spent entertaining while the gardens glow.

The generous kitchen blends everyday convenience with truly jaw dropping garden views, overlooking a serene small pond and vibrant native birdlife. It's a timeless "good morning" outlook, offering the most peaceful and uplifting start to each day. This charming space boasts a Bosch oven, microwave nook, double stainless-steel sink, plenty of bench/drawer space, Siemens dishwasher and breakfast bar with concealed appliances to keep everything perfectly organised.

The master bedroom is a peaceful retreat, featuring a gorgeous green

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FOR SALE
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outlook through its bay window, a ceiling fan and generous floor to ceiling built-in robes. Bedrooms two and three are equally inviting, each benefiting from beautiful natural light and built-in storage.

Stepping outside is like entering your own private botanical garden. The expansive decked verandah cascades gently down to a tranquil pond, productive vegetable patches, lush lawn and breathtaking flower beds, all framed by a magnificent magnolia tree. Watering is also a breeze, provided by an automatic irrigation system front and back.

Outstanding features you will love:

- Double brick home on a generous 700m² allotment and 18.29m frontage (approx.).
- Daiken ducted reverse cycle air conditioning for year round comfort.
- 3.2kW /16 panel solar for energy efficiency.
- Great sized lounge with cosy gas fireplace.
- Huge kitchen with quality appliances - cooktop easily changeable to gas.
- Beautiful outdoor entertaining with all-weather verandah - perfect for a coffee or wine with family or friends, with nothing but the idyllic sound of the native birds and water feature.
- Massive laundry with concealed pull-out ironing board and excellent cupboard space.
- Family bathroom with floor to ceiling tiles, floating vanity, designer his/her sinks and a separate toilet.
- Gas hot water system.
- Fantastic 3.7m x 9m brick storage/rumpus room.
- Full length carport for additional vehicles, with direct undercover access to the storage room.
- Handy additional tool shed to the rear of the allotment.
- Stunning landscaped gardens throughout.
- Fully automated watering with multi-station irrigation front and back (can be wi-fi enabled).

Ideally positioned alongside stunning national recreational parks, and just eight minutes from Westfield Tea Tree Plaza and three minutes from Hope Valley Shopping Centre, this home offers the perfect balance of lifestyle and convenience. Here, you'll feel a world away in a botanical haven, yet have everything you could wish for right at your doorstep.

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.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID 2DW0FDZ
Property Type House
Land Area 700 m²

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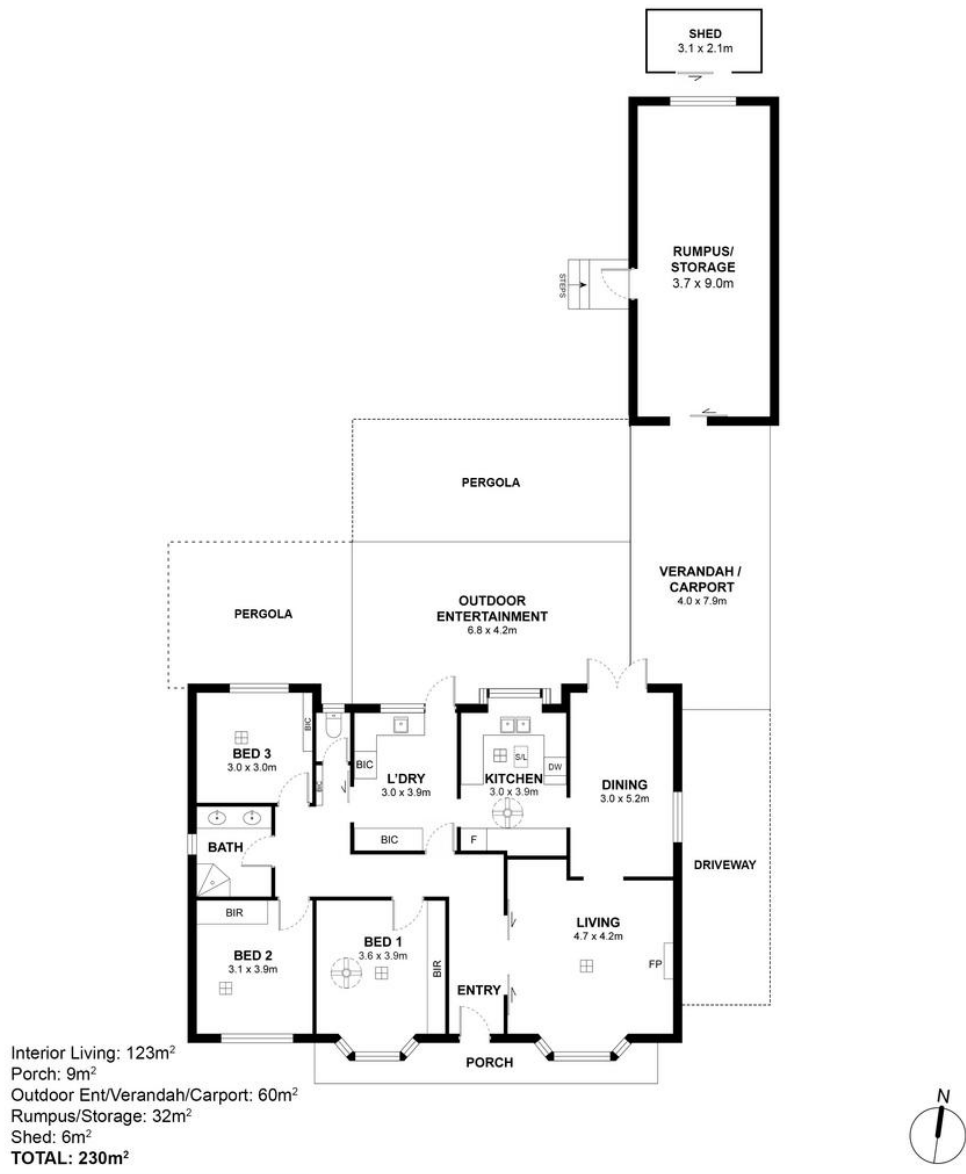
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