







19 Pompoota Road, Hope Valley

# A Place To Call You Own!

Welcome to 19 Pompoota Road, Hope Valley!

Situated within a premier pocket of Hope Valley, this property presents a fantastic opportunity to secure a home in a location you will simply love calling your own. No matter your circumstances, this home is sure to impress!

Originally constructed in 2012 and set on a Torrens Titled allotment of approximately 376sqm, with a street frontage of approximately 9.2 metres, this home boasts a flexible floor plan with plenty of space to live, relax and grow.

Offering comfort, convenience and versatility, this is an opportunity you won't want to miss!

Features to Love:
- Master bedroom complete with ensuite and walk-in robe
- Bedrooms 2 & 3 with built-in robes
- Roller shutters to the master bedroom
- Flexible floor plan with dual living areas
- Open-plan kitchen and living area
- Kitchen with ample storage, island counter benchtop with electric oven and gas cooktop

3 2 1

**FOR SALE**
$849,000

**VIEW**
Sat 21st Nov @ 1:15PM - 1:45PM

**AGENTS**
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**AGENCY**
LJ Hooker Property Specialists
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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.

LJ Hooker

- Ducted zoned reverse cycle heating and cooling throughout
- 5kW (approx.) solar system installed
- LED downlights throughout the main living areas
- Main bathroom with separate toilet and vanity
- Large outdoor entertainment area with pitched roof verandah the ideal spot to host the family BBQ!
- Detached shed for additional storage
- Secure off-street parking single garage with automatic roller door and driveway parking ability to park several cars off-street

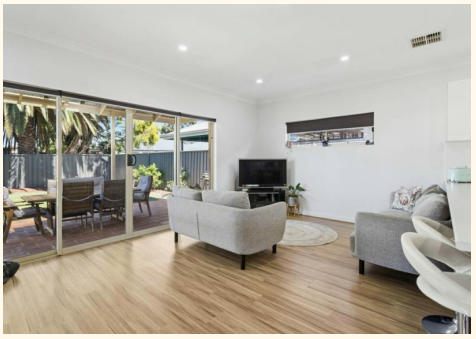
Set in a location where owning a car may feel superfluous, with everything you could ever need only moments away!

Within walking distance of major retailers, popular cafés and restaurants at Westfield Tea Tree Plaza (approx. 1.6km), along with Modbury Hospital (approx. 1.3km) and Civic Park (approx. 1.8km). You'll also enjoy easy access to a number of quality public and private schools, with the property zoned for Modbury South Primary School (approx. 0.6km) and Modbury High School (approx. 0.6km).

Add to the mix your proximity to public transport options, including the O-Bahn at Tea Tree Plaza Interchange (approx. 1.5km), making commuting to the Adelaide CBD (approx. 15km) and surrounding suburbs a breeze!

Register your interest to ensure this does not become a missed opportunity!

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516











## MORE DETAILS

| | |
|---|---|
| Property ID | 2E1UGJU |
| Property Type | House |
| House Size | 150 m2 |
| Land Area | 376 m2 |
| Including | Air Conditioning |
| | Ducted Cooling |
| | Ducted Heating |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Solar Panels |

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| 187m² | 132m² | 7m² | 20m² | 5m² | 23m² |
|---|---|---|---|---|---|
| TOTAL | Living | Shed | Garage | Porch | Verandah |

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

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