

## Hope Valley, 45 Berri Road

Investors, Developers and Home Owners

Auction Location: On-site

This solid brick home, that's set on a generous corner allotment of approx. 740sqM with no easements, offers so many opportunities for the new owner. As an investor consider the rental return, but as developer you have the options of subdividing and cutting off a block, or even developing the full corner allotment (STCC), the choice is yours.

As your next home this could be perfect too, its ready for your improvement, with its extensive garaging, shedding and workshop, plus additional off-street parking, rear access and large verandah for entertaining, as well as a fully fenced back garden providing a safe space for the children and pets to play, or even to add a pool.... It's sure to appeal to the whole family.



**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.



### For Sale

Auction (\$700,000)

### View

[ljhooker.com.au/29YVGJU](http://ljhooker.com.au/29YVGJU)

### Contact

**Steve Lund**

0474 991 234

[stevel@ljhsales.com.au](mailto:stevel@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury**  
**(08) 8289 6660**

Then consider the great location, it's perfectly located in the popular area of Hope Valley, less than 30 minutes from the Adelaide CBD, and just a short stroll to local shops, school, parks and public transport.

You will love:

- \* Development potential (STCC)
- \* Corner block with no easements
- \* Perfect rental investment-Appraisal available upon request
- \* Kitchen with lots storage and dishwasher
- \* Three bedrooms all with built-in-robos
- \* Ducted reverse cycle heating and cooling, plus gas heater
- \* Solar panels to reduce nasty electricity bills
- \* Carport, auto roller door and garaging for your toys and up to 4 vehicles
- \* Addition shedding, workshop and more off-street parking
- \* Roller Shutters for added security

Come and inspect, it ticks so many boxes!

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



**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.

**LJ Hooker Greenwith | Golden  
Grove | Mawson Lakes | Modbury  
(08) 8289 6660**

## More About this Property

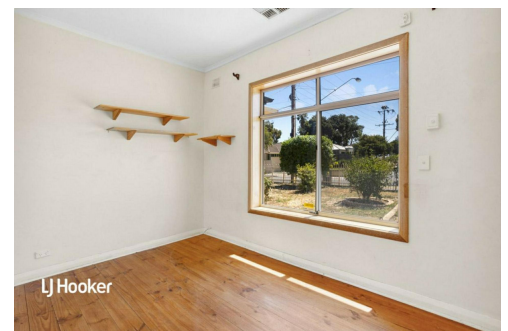
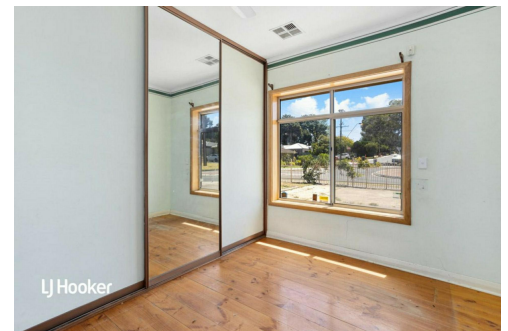
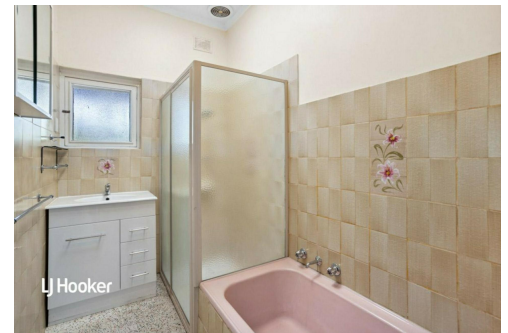
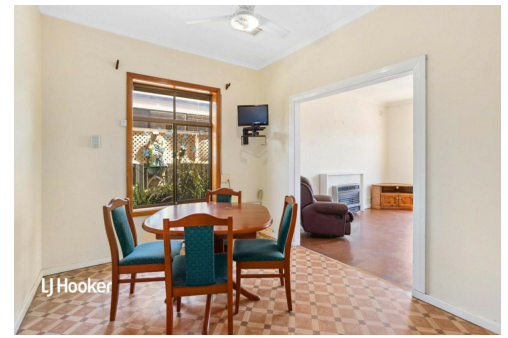
<b>Property ID</b>	29YVGJU
<b>Property Type</b>	House
<b>House Size</b>	113 m <sup>2</sup>
<b>Land Area</b>	740 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage

**Steve Lund 0474 991 234**

Sales Specialist | stevel@ljhsales.com.au

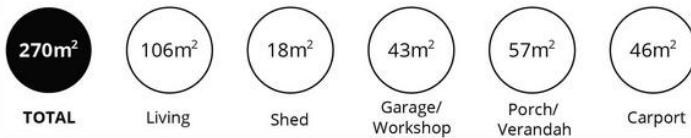
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



**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.

**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**



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