






7 Tolley Road, Hope Valley

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Invest or Develop on 874sqm (approx.) of Prime Hope Valley Land

FOR SALE
\$750,000

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

Auction Location: 7 Tolley Road, Hope Valley SA 5090

Set on a generous and level 874sqm (approx.) allotment with no significant trees, this solid brick 1966-built home offers outstanding potential for investors, developers or those seeking a property with long-term growth opportunity. With excellent access and a large rear yard, the property is ideal for future subdivision (STCC) or as a strong addition to any investment portfolio.

Freshly updated and neatly presented throughout, the home provides comfortable living now with scope to add further value down the track.

Key Features:

- Solid brick construction, built in 1966 on a flat 874sqm (approx.) block
- No significant trees - ideal for potential redevelopment (STCC)
- Three well-proportioned bedrooms, master and bedroom 2 with built-in robes
- Functional open-plan kitchen, meals and lounge area with tiled floors

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.

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- Freshly painted interior
- Roller shutter blinds across the front for added privacy and security
- Two split-system air conditioners for year-round comfort
- Secure parking for two vehicles with roller door
- Huge 400sqm (approx.) rear yard with large lawned area
- Lined 6m x 8m (approx.) shed / rumpus room plus 50sqm (approx.) undercover entertaining or storage space
- Additional front parking for up to five vehicles

Located in a prime Hope Valley pocket, this property combines strong investment potential with everyday convenience. Close to quality schools, local shops, cafes and medical facilities, it also offers easy access to Westfield Tea Tree Plaza and the O-Bahn interchange for a quick commute to the CBD.

Whether you're seeking a solid rental property, a renovation project or future development opportunity (STCC), this home delivers lifestyle, location and long-term growth, making it a rare and compelling offering in today's market.

The property is currently tenanted on a fixed lease agreement until 24/07/26 at \$530 per week and interior photos were taken in July 2025 prior to the tenant moving in.

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	2CDHGJU
Property Type	House
House Size	93 m2
Land Area	870 m2
Including	Air Conditioning Built-in-Robes Fully Fenced

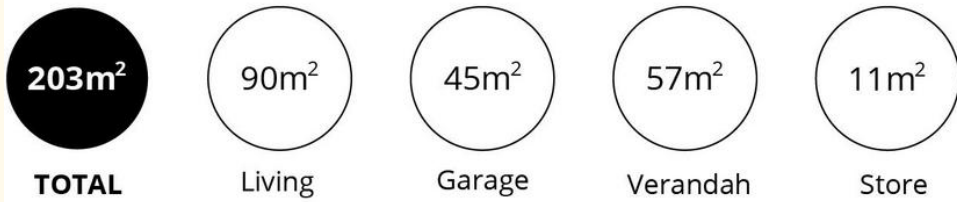
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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