



2/2 Mildura Court, Hope Valley

Low-Maintenance Living in a Peaceful Hope Valley Setting

Auction | Saturday 17th October at 4:30pm

Nestled within a well-maintained community, this neatly presented homette offers an exceptional opportunity to secure a low-maintenance home in the highly sought-after suburb of Hope Valley. Whether you're a first home buyer, downsizer, or investor, this charming residence combines comfort, convenience, and lifestyle in an enviable location.

Designed for easy everyday living, the home features a functional floorplan with light-filled interiors that create a warm and welcoming atmosphere. The spacious living area flows effortlessly through to the kitchen and dining, providing a practical layout for both relaxed living and entertaining.

Accommodation comprises two well-sized bedrooms, both positioned for privacy and serviced by a centrally located bathroom. The thoughtful design ensures comfortable living while offering excellent versatility for a range of buyers.

Completing the home is a secure garage, providing convenient off-

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AUCTION

Sat 17th Oct @ 4:30PM

VIEW

Thu 1st Oct @ 6:00PM - 6:20PM

AGENTS

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AGENCY

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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.



street parking and additional storage options. Positioned within a quiet and tightly held group of only three, the property enjoys a peaceful setting while maintaining easy access to all the amenities Hope Valley has to offer.

Positioned in a quiet court within the sought-after suburb of Hope Valley, this home enjoys a convenient lifestyle close to a wide range of amenities. Just minutes from Hope Valley Shopping Centre and Westfield Tea Tree Plaza, you'll have easy access to shopping, cafés, restaurants and entertainment.

Families will appreciate the selection of quality public and private schools nearby, while Modbury Hospital and a variety of medical services are only a short drive away. Commuting is effortless with nearby public transport, including the O-Bahn Interchange providing quick access to the Adelaide CBD.

Outdoor enthusiasts will enjoy the beautiful Hope Valley Reservoir, featuring walking and cycling trails, picnic areas and a nature playground, along with nearby parks, reserves and sporting facilities. With convenient access to North East Road and Grand Junction Road, and the Adelaide CBD approximately 25 minutes away, this location offers the perfect balance of tranquillity, convenience and family-friendly living.

Whether you're looking to move straight in, downsize without compromise, or add a quality investment to your portfolio, this is an opportunity not to be missed.

Key Features:

- Neatly presented homette
- Two well-sized bedrooms
- Central bathroom
- Light-filled living and dining area
- Functional kitchen with ample storage
- Secure single garage
- Low-maintenance lifestyle
- Quiet and tightly held community setting
- Ideal for first home buyers, downsizers, and investors
- Close to schools, shopping, public transport, parks, and walking trails
- Minutes to Tea Tree Plaza, Modbury Hospital, and the O-Bahn Interchange

Specifications

Title: Community Title

Year built: 2007

Land size: 302sqm (approx)

Council: City of Tea Tree Gully

Communtiry fees: \$453.37 pa

Council rates: \$1,608.45 pa (approx)

ESL: 127.75 pa (approx)

SA Water & Sewer supply: 191.85 pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker

Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

MORE DETAILS

Property ID	YNAHDM
Property Type	Unit
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

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