

12 Donald Avenue, Valley View

Nothing To Do But Move In & Enjoy!

Welcome to 12 Donald Avenue, Valley View. Constructed in 2007 and set on a manageable Torrens Titled allotment of approximately 339sqm, this home truly encapsulates the phrase "move-in ready".

With all the hard work already completed, this is a fantastic opportunity for one lucky purchaser to simply move in and start enjoying everything this home and location have to offer from day one.

Features include:

- Three bedrooms all with built-in robes
- Ducted evaporative cooling throughout
- Gas wall heater in the living area
- Additional peace of mind living with roller shutters fitted to bedroom 1 windows
- LED downlights installed throughout the home
- Alarm system installed
- Updated kitchen with breakfast bar, electric oven and cooktop, dishwasher and ample storage
- Updated bathroom with separate toilet and updated laundry
- Outdoor entertainment with verandah and beautifully manicured gardens with additional sitting area at the rear the perfect place to

3 1 1

FOR SALE
\$800,000 - \$850,000

VIEW
Sat 10th Oct @ 10:45AM - 11:15AM

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.

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take in the afternoon sun!

- Sufficient off-street parking garage with automatic roller door with both internal and external access

This home is sure to impress no matter your situation. For those looking to downsize, it offers the opportunity to retain your independence while enjoying a low-maintenance lifestyle. For first home buyers, it's a fantastic chance to enter the property market, while for the investors amongst us, it presents an opportunity to add a quality, hassle-free investment to your portfolio.

Perfectly positioned in a convenient location, everything you could ever need is just moments away, including Westfield Tea Tree Plaza, Modbury Hospital and the O-Bahn. With plenty of public transport options nearby, commuting to the Adelaide CBD is a breeze. Simply move in, unpack and start enjoying everything this home and location have to offer or invest with confidence knowing you've secured a quality property in a fantastic location.

Register your interest with Ryan Graham today.

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	2DWTGJU
Property Type	House
House Size	119 m2
Land Area	339 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Ryan Graham 0400 912 287

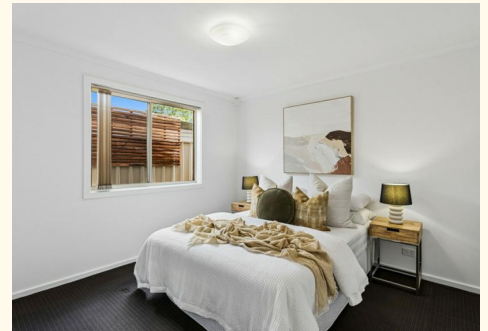
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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