







12 Donald Avenue, Valley View

Renovated and Ready for You!

Built in 2007 and proudly positioned on a manageable Torrens Titled allotment of approximately 339sqm, this beautifully presented home offers the perfect combination of comfort, convenience and easy care living.

With all the hard work already done, this is a fantastic opportunity to secure a home where you can simply move in, unpack and start enjoying everything on offer from day one. Whether you're looking to enter the property market, downsize without compromise or secure a quality investment, this is an opportunity you won't want to miss!

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

3 1 1

FOR SALE
$760,000

VIEW
Sun 22nd Nov @ 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.

gardens with additional sitting area at the rear the perfect place to 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 investors, it presents an opportunity to add a quality, hassle free investment to your portfolio.

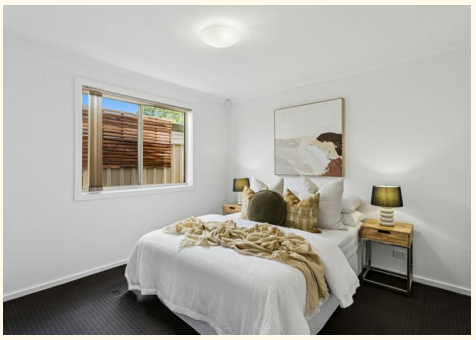
Perfectly positioned in a convenient location, everything you could ever need is just moments away, including Westfield Tea Tree Plaza (approximately 4.5km), Modbury Hospital (approximately 4km) and the O-Bahn Tea Tree Plaza Interchange (approximately 4.5km). With plenty of public transport options nearby and the Adelaide CBD approximately 12km away, commuting for work or leisure 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
	Toilets (1)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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158m²	115m²	20m²	21m²	2m²
TOTAL	Living	Verandah	Garage	Porch

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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