







13 Lindsay Avenue, Valley View

Space, Comfort and Opportunity Await!

Originally constructed in 1966 and set on a generous allotment of approximately 660sqm, with an impressive street frontage of approximately 19.8 metres and no registered easements or encumbrances, this property presents an exciting opportunity for its next owners.

Whether you're looking to enter the property market, secure a quality investment or find a place to call home, this property is sure to impress! Offering plenty of potential to bring your ideas and vision to life, all while enjoying a fantastic position within this highly desirable, family friendly community.

The Property is currently tenanted on a periodic lease for an amount of $600 per week.
Features Include:

- Three spacious bedrooms, all complete with built in robes
- Ceiling fans to all bedrooms
- Solid brick construction
- Centrally positioned, updated kitchen with ample bench space and storage, electric cooktop, oven and dishwasher
- Easy care floorboards throughout the home

3 1 2

FOR SALE
$795,000 - $855,000

VIEW
Sat 21st Nov @ 9:30AM - 10:00AM

AGENTS
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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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- Undercover outdoor entertaining area with verandah, the perfect spot to host family BBQs or relax with friends
- Spacious rear garden with lawn area and detached shed, providing plenty of room for the whole family
- Carport with automatic roller door, complemented by ample driveway space for additional off street parking

Perfectly positioned in the ever popular suburb of Valley View, everyday convenience is right at your doorstep. Enjoy easy access to local shops, parks, walking trails and a selection of quality public and private schools.

Add to the mix the convenience of major retailers and popular eateries at Westfield Tea Tree Plaza, approximately 5km away, Modbury Hospital just 4km away and the O-Bahn interchange approximately 5km from your doorstep. With plenty of public transport options nearby and the Adelaide CBD approximately 14km away, commuting into the heart of the Adelaide CBD can be done with ease!

Don't miss your opportunity to secure this wonderful home in a location you'll love.
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	2E37GJU
Property Type	House
House Size	141 m2
Land Area	660 m2
Including	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced

Ryan Graham 0400 912 287
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LJ Hooker Property Specialists (08) 8289 6660
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229m²	119m²	36m²	54m²	20m²
TOTAL	Living	Verandah	Carport	Shed

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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