



14 Rutherglen Avenue, Valley View

Corner Block with Massive Potential!




Auction Location: 14 Rutherglen Avenue, Valley View SA 5093

What an opportunity! Originally constructed in 1965, this home is set in an ever-popular location, prominently positioned on a corner allotment of approximately 730sqm with no registered easements or encumbrances.

This home is ready for its next chapter, and your ideas and vision are welcomed. It's a rare chance to secure a quality home on a premium allotment in a vibrant, family-friendly community.

Features Include:

- Flexible floorplan with three bedrooms and multiple living areas
- Built-in robes in bedrooms 1 and 2
- Ceiling fans in bedrooms 1, 2 and main living area
- Centralised kitchen with breakfast bar, gas-cooktop and ample storage
- Solid brick construction
- Sufficient storage with additional linen press
- Undercover entertainment area with verandah and enough lawn for the family pet

3  1  1 

FOR SALE

Auction - Saturday, October 18th at 2:00pm on-site

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.

 **LJ Hooker**

- Detached workshop shed
- Off-street parking with under-cover carports
- Corner allotment with no registered easements or encumbrances

No matter what your situation this home is sure to impress!

Perfectly located to all required amenities and within walking distance to local schools, shops, both public and private schools, parks and walking trails. Just a short commute to all the major retailers and eateries at the West Field Tea Tree Plaza, Modbury Hospital and public transport options a-plenty, including the O-Bahn ensuring that commuting to the Adelaide CBD is a breeze!

Do not miss out on your chance to secure this gem 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	2CCMGJU
Property Type	House
House Size	145 m2
Land Area	730 m2

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

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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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