



15 Nottingham Crescent, Valley View

## Premium Home, Premium Location!




Auction Location: 15 Nottingham Crescent, Valley View SA 5093

Originally constructed in 1965 and tastefully updated since, this home is perfectly positioned in a highly sought-after pocket of Valley View. Offering a flexible floor plan, it sits proudly on a generous 600 sqm allotment with an 18.29 metre frontage approx. with no easements or registered encumbrances on the title.

Ready for its next chapter, this property welcomes your ideas and inspiration. A rare chance to secure a quality home on a premium allotment in a vibrant, family-friendly community.

### Features Include:

- Flexible floor plan with three bedrooms
- Bedrooms 1 and 2 in the main dwelling, both with built-in robes
- Detached retreat with bedroom 3 plus ensuite / second bathroom
- LED downlights throughout
- Central kitchen with gas cooktop, ample storage, and bench space
- Main bathroom with bath and shower, plus a separate toilet
- Undercover entertaining area with paved verandah and lawn area
- Ample off-street parking, including a single carport with drive-

3  2  1 

**FOR SALE**  
SOLD AT AUCTION

### 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**

through access and a large driveway

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 a short commute to all the major retailers and eateries at the West Field Tea Tree Plaza, Modbury Hospital & the O-bahn with public transport options a-plenty 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

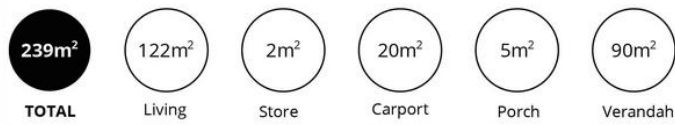
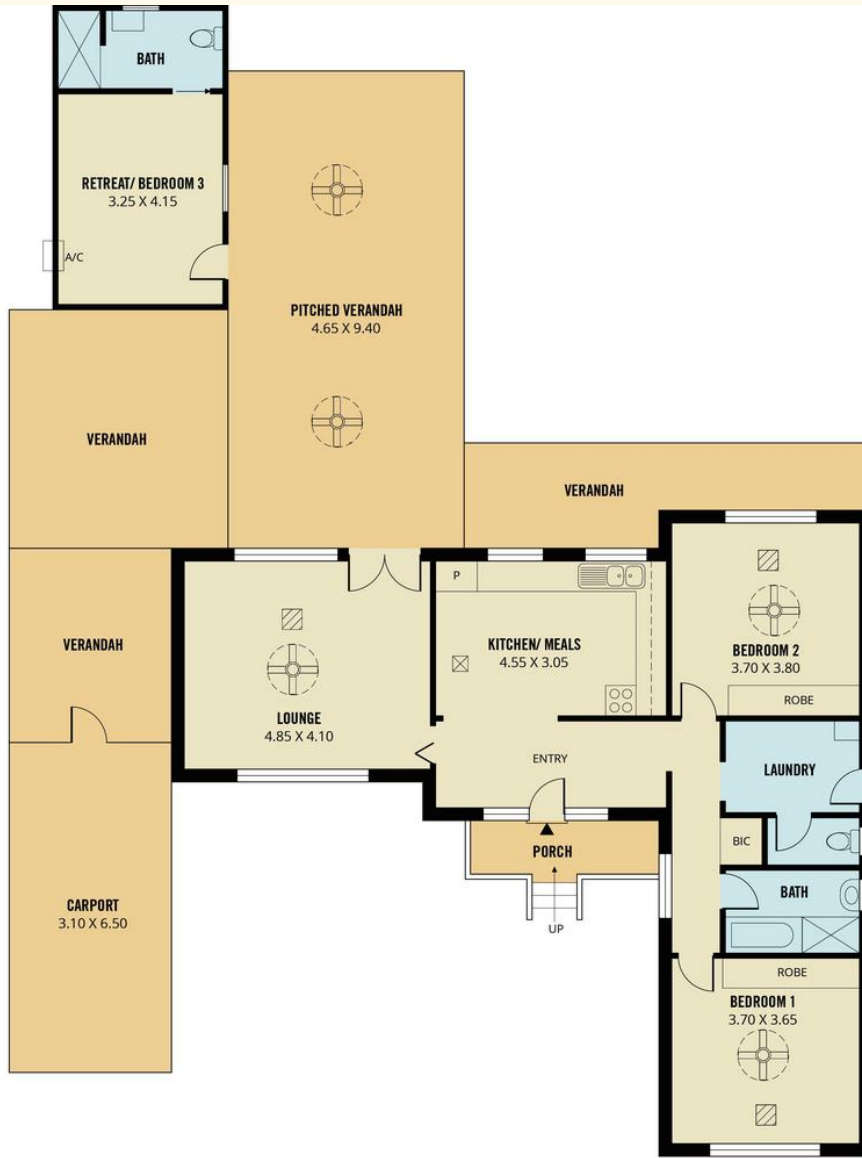
### MORE DETAILS

Property ID	2C7NGJU
Property Type	House
House Size	97 m2
Land Area	600 m2

**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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