



165B Brougham Drive, Valley View

Modern Living In A Premier Location!

Positioned in the heart of Valley View, this stylish 2017 built residence presents an outstanding opportunity for first home buyers, savvy investors, or families seeking low-maintenance living without compromising on comfort.

Delivering a perfect balance of functionality and lifestyle appeal. Set on an easy care 242sqm allotment, this neat and modern home offers a practical floor plan designed with convenience in mind

Features you'll love:

- Three generous bedrooms
- Master bedroom with walk-in robe and ensuite
- Bedroom 2 with built-in robes
- Ceiling fan in bedroom 1 and main living area
- Open plan kitchen, meals and living area
- Kitchen with large fridge cavity, gas-cooktop, electric oven and dishwasher
- Ducted reserve cycle heating and cooling for year-round comfort
- Easy care floating floorboards throughout the home
- Outdoor entertainment area the ideal spot to take in the afternoon sun with low maintenance astro-turf

3  2  1 

FOR SALE
\$819,000 - \$879,000

VIEW
Sat 30th May @ 3:00PM - 3:30PM

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**

Whether you're looking to step into the market, add a quality property to your investment portfolio, or secure a home suited to modern living, this ticks all the boxes.

A fantastic opportunity in a convenient location with everything you need just moments away including the West Field Tea Tree Plaza, Modbury Hospital and the O-bahn, with public transport options aplenty commuting to the Adelaide CBD is a breeze!

Simply move in and enjoy the lifestyle this location brings or invest with confidence.

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

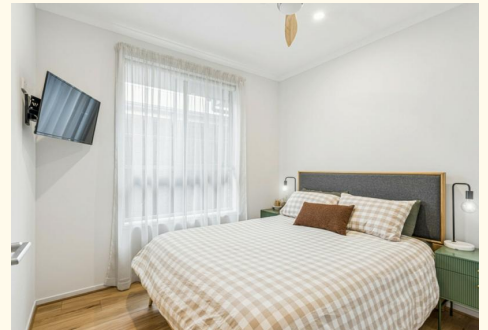
Property ID	2DFPGJU
Property Type	House
Land Area	242 m2

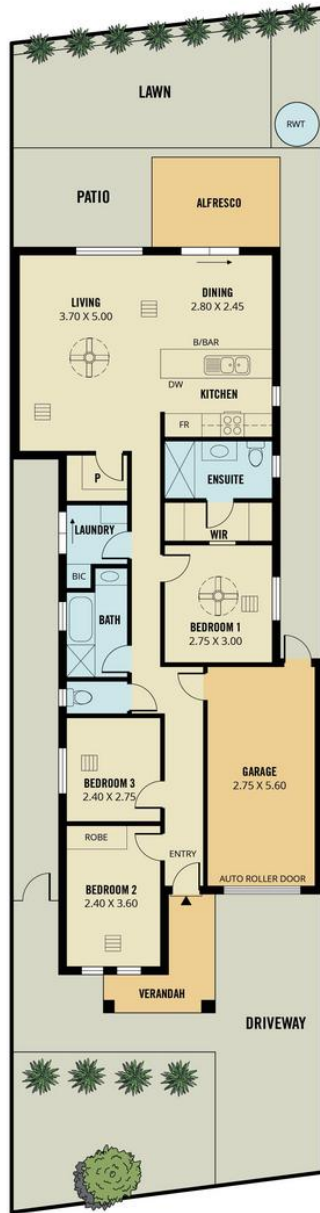
Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





BROUGHAM DRIVE

**SITE PLAN
(NOT TO SCALE)**

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.

Produced by **The Fotobase Group**

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.