



19 Charles Street, Valley View

## Comfort, space and future potential in prime Valley View location!

Auction Location: 19 Charles Street, Valley View SA 5093




Auction on-site - Saturday, November 29th at 1:00pm

Originally constructed in 1962, this home is perfectly positioned in the ever-popular suburb of Valley View. Set on an allotment of approximately 720sqm, it is free from easements or encumbrances and offers a generous street frontage of approximately 18.29 metres.

This property presents endless potential for your future, a perfect canvas to bring your vision to life, an opportunity to secure a quality home in the family-friendly and vibrant community of Valley View.

Features include:

- Three bedrooms, master with built-in robe
- Ceiling fans in all three bedrooms and the main living area
- Ducted evaporative cooling
- Gas heating in the lounge/dining area
- Multiple skylights throughout the home

3  1  2 

**FOR SALE**  
\$749,000

### AGENTS

Ryan Graham  
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### 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**

- Additional hallway storage built in
- Central kitchen with ample bench space, storage and electric cooktop/oven
- Several rainwater tanks with pumps
- Fibre to the premises NBN connected
- Solar panels installed
- Satellite dish on roof
- Ample off-street parking with single carport and automatic roller door, extended drive-way additional detached shed
- Flexible floor plan with detached retreat with power and evaporative cooling
- Private yard with a paved pergola area, the ideal space for entertaining along with a number of fruit trees including plum, peach, nectarine, apple and many more!

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

Enquire 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

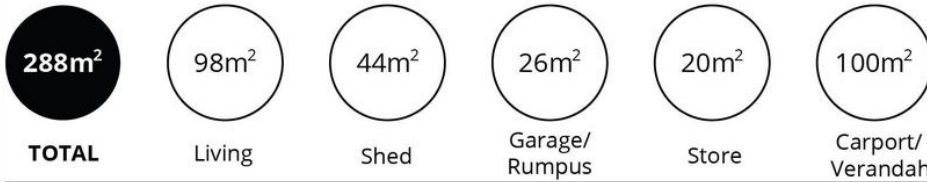
## MORE DETAILS

Property ID	2CJPGJU
Property Type	House
House Size	102 m2
Land Area	720 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels

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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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