



Valley View, 20 Sturt Road

Versatile Opportunity on a generous allotment

Auction Location: On-Site

Auction Saturday the 9th of August at 2pm On-Site

Built in 1971 and perfectly positioned on a generous 696sqm (approx.) allotment with a wide 18.28m frontage with a sought after north facing rear, this original three bedroom home offers exceptional opportunity in one of Valley View's most convenient pockets. Whether you're an investor, developer or renovator, the scope here is enormous - renovate and make it your own, knock down and rebuild or explore subdivision potential (STPC).

The home itself has been well maintained and offers a good foundation for transformation. All three bedrooms feature built-in robes and are serviced by a neat main bathroom with a separate toilet. Polished timber floorboards run throughout, adding warmth and character, while the original kitchen, although dated, has been looked after and remains in excellent



Auction
Sat 9th Aug @ 2:00PM

View
Sat 2nd Aug @ 2:00PM - 2:30PM

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working condition.

Step outside to a large undercover entertaining area - perfect for weekend barbecues or gatherings with family and friends. A detached rumpus room provides extra space for a home office, studio or teen retreat and the sizable backyard offers plenty of room to enjoy or extend on in future.

What you'll love;

- 696sqm (approx.)
- 18.28m frontage
- Northern rear
- 3 beds with built-in robes
- Timber floors throughout
- Detached rumpus room
- Moments from Farrington Green Reserve

Just a few steps from the beautiful Farrington Green Reserve, this peaceful yet connected location is ideal for families and future growth. You're also close to local schools, shopping centres, cafes and public transport options - with the Adelaide CBD less than 15km away.

Whether you're looking to move in, lease out or take advantage of the redevelopment potential, this is a rare opportunity to secure a versatile property in an increasingly popular location.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

**** 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 advice.**

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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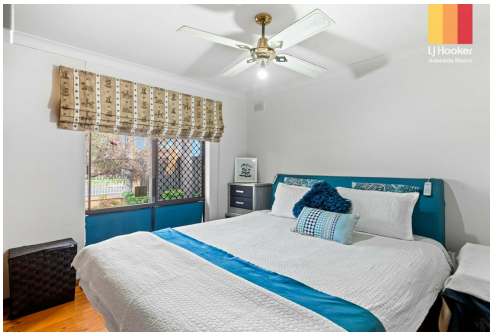
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More About this Property

| | |
|---------------|-------------------------------|
| Property ID | WQ4FDG |
| Property Type | House |
| Land Area | 696 m2 |
| Including | Toilets (1) Built-in-Robes |

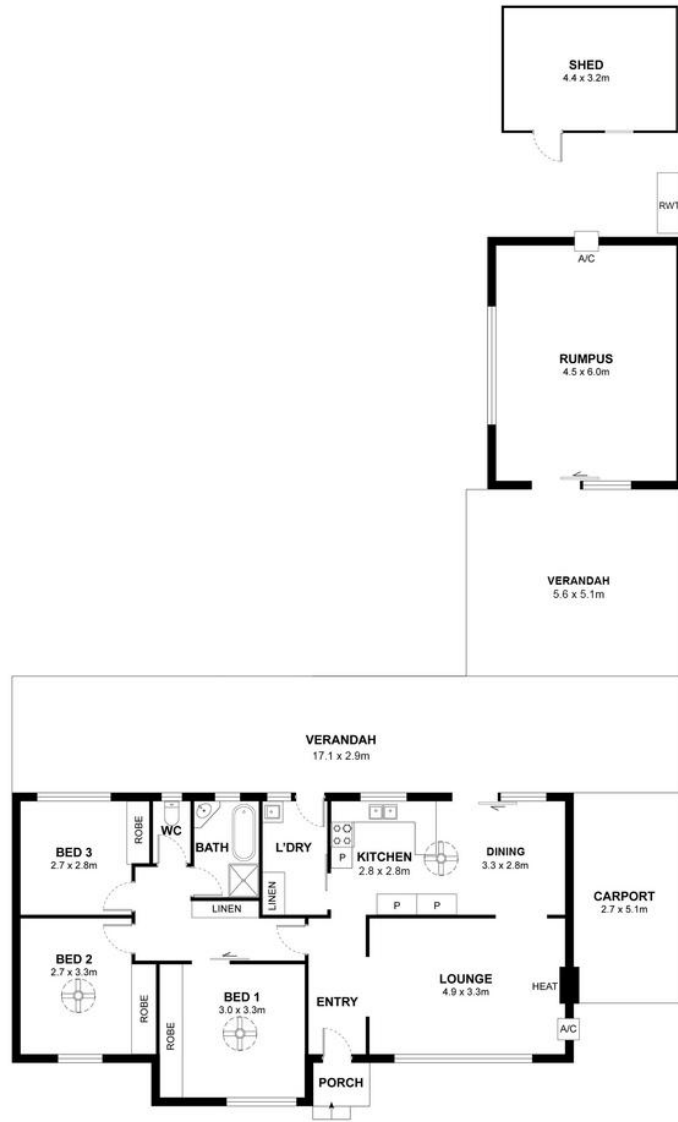
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20 Sturt Road, Valley View, SA 5093

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