

Valley View, 25 Wahroonga Avenue

Renovate or Redevelop and Reap the Rewards! -
CONTRACTED AT AUCTION

Auction Location: on site

Pull up your sleeves and unleash the enormous potential within this 1965 built brick home on a fabulous 573sqm level block with a 19.2m frontage (approx) OR start designing your own dream home subject to planning conditions. A golden opportunity either way in a sought after leafy suburb close to natural reserves, good shopping and transport.

The main home includes a large living room, an all white kitchen in very good condition with a bay window overlooking the rear garden and three bedrooms - the main bedroom includes a wall of wardrobes. There are natural floorboards

3 1 2

For Sale

CONTRACTED AT AUCTION

View

ljhooker.com.au/60BQFDJ

Contact

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throughout the original part of the home and a lovely claw foot full sized bath in the bathroom.

Close to great schools, good shopping, a terrific playground, reliable public transport and a number of beautiful parks and peaceful reserves, this home is in a superb location in the close community neighbourhood of Valley View.

Tea Tree Plaza is only 10 minutes drive away, the city is just 13km away and the walking trail along Dry Creek is just a short distance away including Dry Creek wetlands, the Stockade Botanical Park and the heritage R. M. Williams cottage.

Don't miss this fantastic opportunity to secure a property with potential in a prized location.

The home and garden are in need of a facelift but what an opportunity!

AUCTION: Saturday 21st October at 11am, on site – CONTRACTED AT AUCTION

CT: Volume 5394 Folio 56

Council: Tea Tree Gully

Council Rates: \$991.20 per annum (approx)

Water Rates: \$146.65 per quarter (approx)

Land Size: 573sqm (approx)

Year Built: 1965 (approx)

To Pre-register for Auction or to make an offer if applicable

<https://prop.ps/i/YnEzBWvIXPYy>

(Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Chrissy Esau to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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More About this Property

Property ID	60BQFDJ
Property Type	House
House Size	237 m²
Land Area	573 m²
Including	Built-in-Robes

Chrissy Esau

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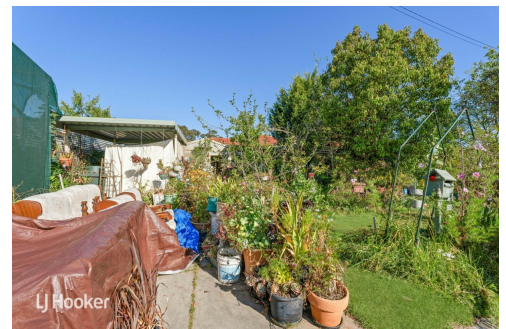
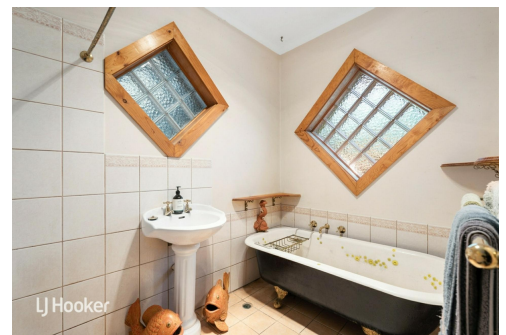
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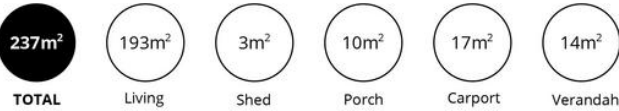
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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