

26 Esperance Terrace, Valley View

4 1 2

Move-In Ready Gem Offering Style, Comfort and Leafy Views

Flawlessly presented and ready for immediate enjoyment, this charming residence unites comfort, style, and modern convenience. Elevated above the street to embrace a tranquil leafy outlook, it occupies an approximately 664 m² allotment and features a generous frontage.

Offering a versatile layout with light filled interiors and generous accommodation throughout, plus a stylishly renovated bathroom and thoughtful updates, this property is ideal for couples, young families, or anyone seeking a quality home with nothing left to do but move in and enjoy.

Property Features

- Elevated position with spacious frontage and leafy outlook
- 664 m² allotment (approx.)
- Separate lounge filled with natural light, glass windows and ceiling fan
- Open plan dining and kitchen with gas cooktop, dishwasher, puratap and ample storage
- 4 bedrooms
- Main bedroom with built-in wardrobe, ceiling fan and reverse-cycle

FOR SALE

Sold at Auction

AGENTS

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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.



- air conditioning
- Bedroom 2 with built-in wardrobe
- Modern and tastefully renovated bathroom featuring a solid timber blackbutt vanity with stone top, floor to ceiling tiling, separate bath and shower
- Fully renovated separate toilet
- Separate laundry with direct outdoor access
- Large undercover entertaining area
- Enclosed backyard
- Detached rumpus/studio
- Workshop and shed for additional storage
- Irrigated front and rear lawns with automatic controllers, plus established gardens and fruit trees
- Timber floorboards
- Carport with new automatic roller door for three vehicles plus additional off-street parking
- Mitsubishi Reverse-cycle split system air conditioning and ducted evaporative cooling
- Premium 10 kW solar system with Italian inverter
- New Rinnai hot water system
- Electric roller shutters

Perfectly positioned in the sought-after suburb of Valley View, the home is within easy reach of local shopping including Valley View Shopping Centre, Tea Tree Plaza and Gilles Plains Shopping Centre. Surrounded by parks, reserves, and walking trails such as Thomas Turner Reserve and Dry Creek Linear Park, as well as quality schooling options including Valley View Secondary School and Prescott Primary. Public transport connections and major roadways ensure an easy commute to the CBD or Tea Tree Gully.

For more information, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

MORE DETAILS

Property ID	500BFE8
Property Type	House
House Size	235 m2
Land Area	664 m2
Including	Air Conditioning
	Toilets (1)
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Solar Panels
	Liveability

Rosemary Auricchio 0418 656 386

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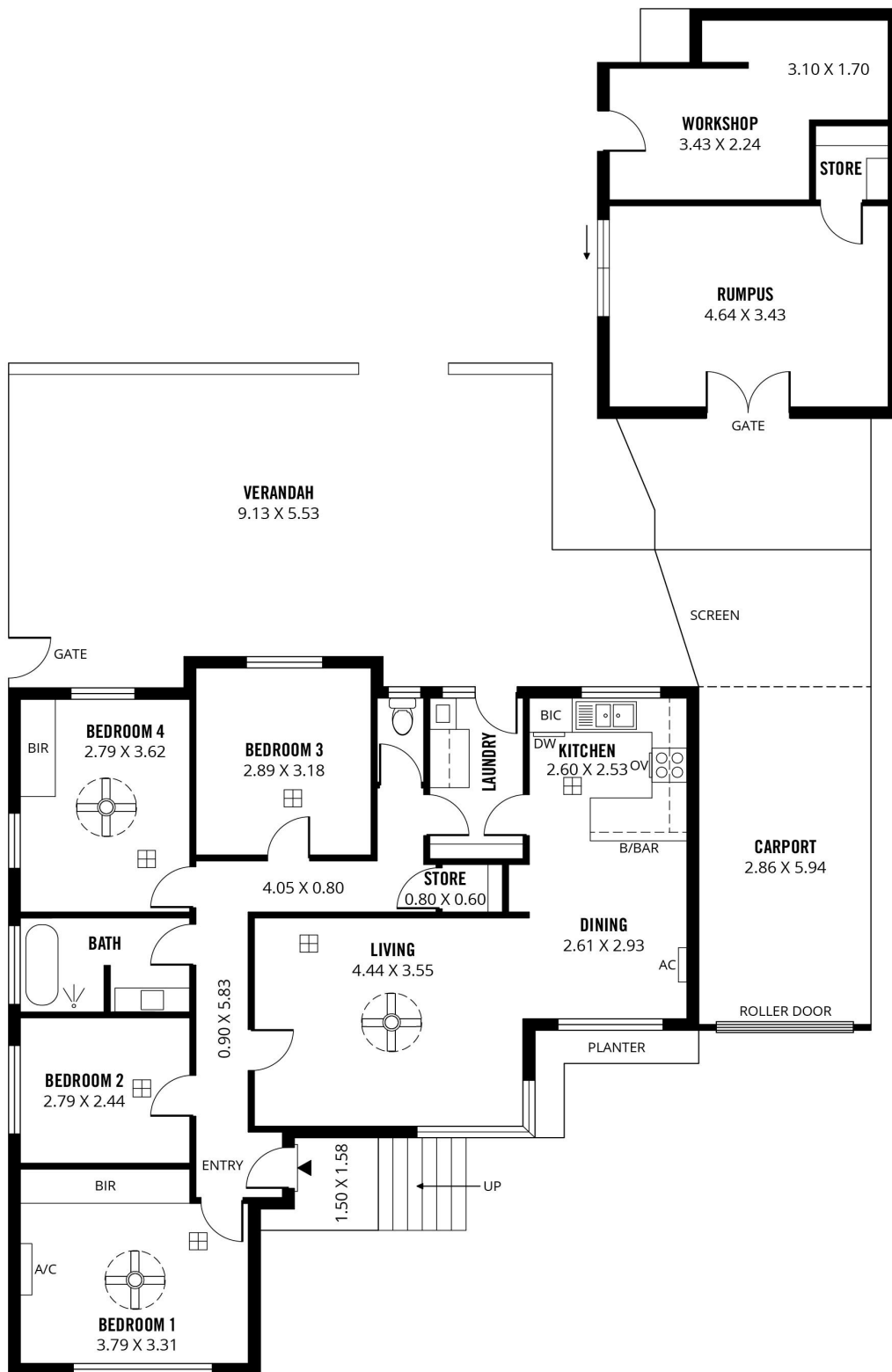
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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