



## Valley View, 38 Vista Avenue

Leafy, Family-Friendly and Full of Potential

Positioned in a quiet, well-established street of popular Valley View, this solid 1978-built home presents a golden opportunity for first home buyers, growing families or investors seeking space, style and long-term potential.

Featuring three spacious bedrooms, tasteful modern updates and multiple outdoor zones perfect for entertaining, this home combines everyday comfort with the kind of future possibilities that are increasingly hard to find in such a tightly held location.

Set on a generous 730sqm (approx.) allotment with an 18-metre (approx.) frontage, the property offers outstanding flexibility and space for future extensions, landscaping or development potential (STCC). Plus, additional off-street parking caters perfectly for a car, trailer or small caravan, an ideal bonus for families or adventure-seekers. Enjoy tranquil views over the Dry Creek walking trails, adding a peaceful, leafy backdrop to everyday living.



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2BWJGJU](http://ljhooker.com.au/2BWJGJU)

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**LJ Hooker Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

Key Features:

- \* Three bedrooms, two featuring built-in robes
- \* Freshly updated paint and flooring throughout the lounge and adjoining areas
- \* Functional kitchen and dining area with plenty of storage and modern styling
- \* Renovated bathroom and laundry
- \* Expansive decked entertaining area with pergola
- \* Dedicated BBQ and fire pit zone ideal for outdoor gatherings
- \* Covered carport for two vehicles and off-street parking for an additional three cars
- \* Additional space for trailer, caravan or extra vehicle parking
- \* Generous backyard with lots of room for kids, pets or future additions
- \* Ducted evaporative air conditioning plus gas heating for year-round comfort
- \* Peaceful views of the Dry Creek walking trails directly behind the property

Enjoy being close to Valley View Secondary School, Prescott Primary and Para Vista Primary, with quality education within easy reach. Shopping hubs like Tea Tree Plaza and Ingle Farm Shopping Centre are just minutes away, alongside local cafes and parks for your daily enjoyment.

Commuters will appreciate the convenient public transport options, including regular buses to Adelaide CBD and nearby suburbs, plus easy access to major roads and freeways for smooth travel by car.

Outdoor lovers will enjoy the proximity to Dry Creek Linear Park, Valley View Golf Course and Cobbler Creek Recreation Park - perfect for scenic walks, cycling and family outings. Don't miss this fantastic opportunity - whether you're a first home buyer, growing family or investor, this home offers lifestyle, location and potential all in one!

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



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## More About this Property

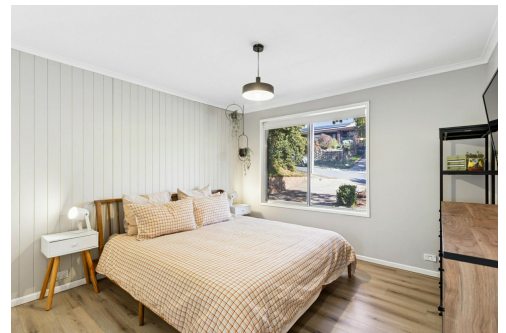
<b>Property ID</b>	2BWJGJU
<b>Property Type</b>	House
<b>House Size</b>	108 m2
<b>Land Area</b>	730 m2
<b>Including</b>	Air Conditioning Evaporative Cooling Deck Built-in-Robes Fully Fenced

**Peter Brown 0474 027 256**

Sales Specialist | [peterb@ljhsales.com.au](mailto:peterb@ljhsales.com.au)

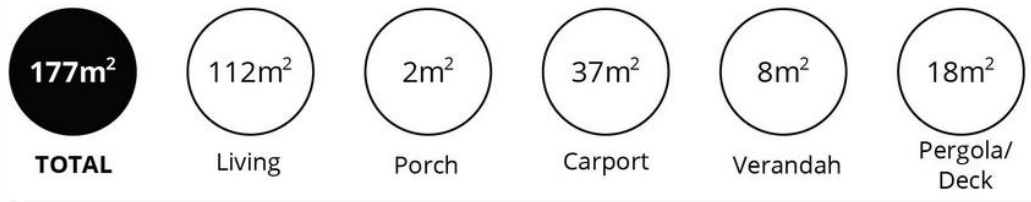
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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