



4 Spenfeld Court, Valley View

## Endless Potential on a Generous 880sqm Allotment!




Auction Location: 4 Spenfeld Court, Valley View SA 5093

Situated on an outstanding 880sqm (approx.) allotment, this 3-bedroom with no easements allows you to explore subdivision possibilities (STCC) with its wide 29.13m frontage (approx.)

Outside, the expansive rear yard offers plenty of space for children and pets to play. Car enthusiasts and tradespeople will appreciate the drive-through access via the single automatic carport, to a large driveway and access to rear garage/workshop.

Features Include:

- Large 880sqm (approx.) block with no easements
- Frontage of 29.13m (approx.)
- 3 roomy carpeted bedrooms
- Bathroom with bathtub
- Updated kitchen with gas cooktop, dishwasher, oven and laminated benchtop
- Open plan kitchen and dining
- Living room with gas wall heater
- Ducted evaporative air conditioning

3  1  2 

**FOR SALE**

Auction - Saturday, November 15th at 2pm on-site

**AGENTS**

Shaun Roberts  
0435 367 534  
shaunr@ljhsales.com.au

**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**

- Spacious rear yard with fruit trees
- Large rear garage ideal for someone looking to store a vehicle or looking for a workshop
- Additional storage/garden shed
- Single auto carport adjacent to the home
- Laundry with toilet

Commuters will value the easy access to North East Road as well as access to public transport making CBD trips a breeze.

Whether you're looking at renovating, developing or simply moving in and enjoying the space, this property offers endless possibilities for the astute buyer.

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	2CG8GJU
Property Type	House
House Size	114 m2
Land Area	880 m2
Including	Dishwasher Secure Parking Fully Fenced

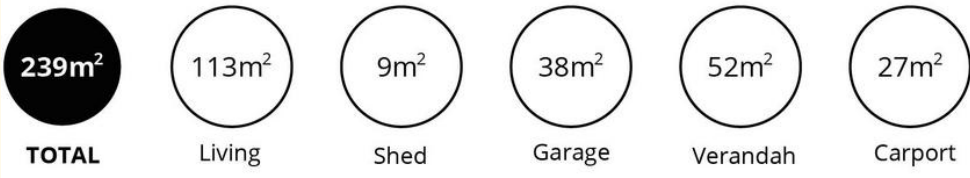
**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | [shaunr@ljhsales.com.au](mailto:shaunr@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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