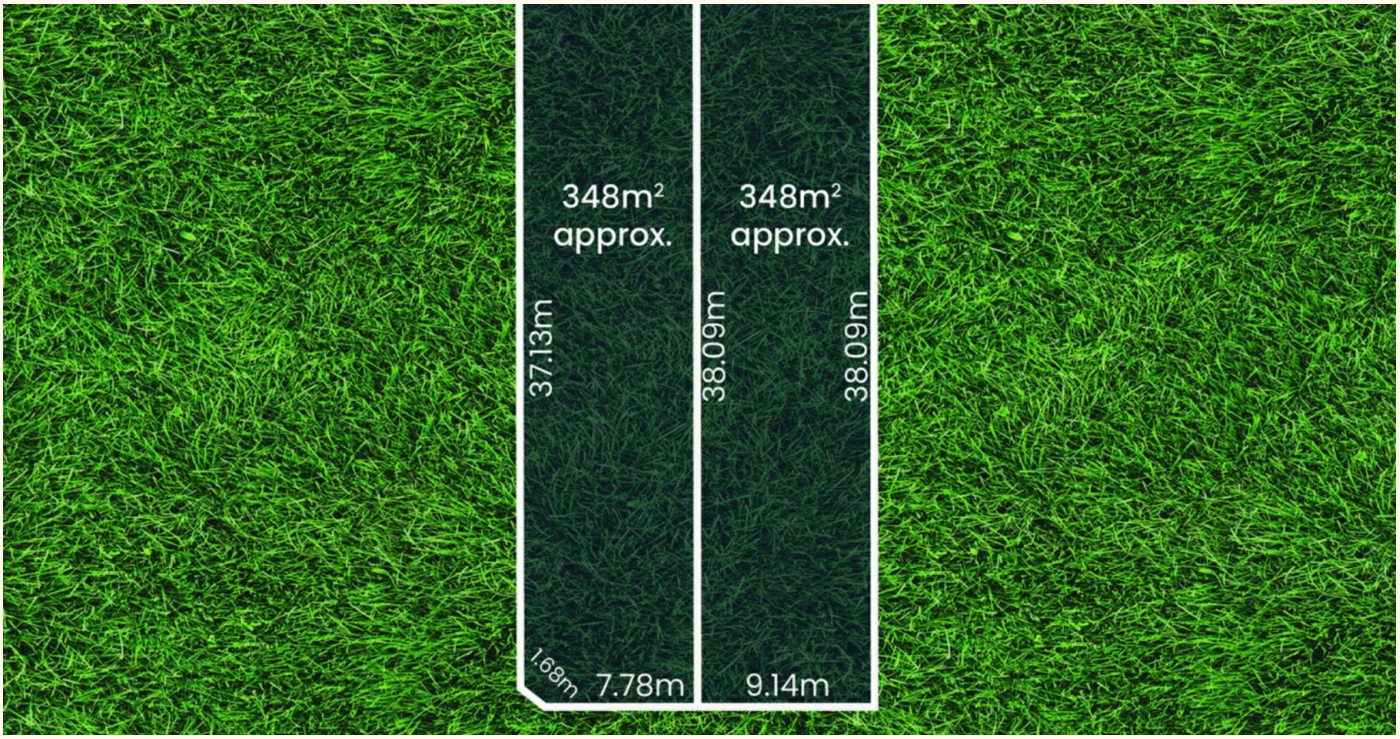








41 Eyre Crescent, Valley View

A Versatile Opportunity with Plenty of Potential

Perfectly suited to the savvy investor, developer, first-home buyer or growing family, this property offers an exciting combination of comfortable living and outstanding future potential. With subdivision approvals already completed and a generous, flat Torrens Titled allotment, there is flexibility to enjoy the home as it is, invest for the future or take advantage of the development opportunity.

What to love:

- Large Torrens Titled allotment with an approximate 18.6m frontage and 38m depth, offering a generous footprint with no registered easement and flat land
- Approvals completed for subdivision into two new Torrens Titled allotments
- Three bedrooms, two featuring built-in robes
- Split-system air conditioning for added year-round comfort
- Updated bathroom with modern finishes
- Large outdoor pergola, ideal for entertaining, overlooking a generous backyard with plenty of space for the kids to play
- Roller door with drive-through access into the rear yard
- Directly opposite Farrington Green Park, featuring a great playground, courts and plenty of open space to enjoy

3 1 1

FOR SALE
$875,000

VIEW
By Appointment

AGENTS
Ashley Palazzo
0414 347 884
ashleyp@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

Positioned in a convenient and family-friendly location, the property places everyday amenities and recreation right at your doorstep. With Farrington Green Park directly opposite, you can enjoy the convenience of open space, playgrounds and courts just moments from home, while local shopping, schools, public transport and other essential amenities are all within easy reach.

Combining a comfortable existing home with an exciting approved subdivision opportunity, this is a property that offers flexibility today and genuine potential for tomorrow. Whether you're looking to invest, develop or secure a family home with future upside, this is an opportunity well worth exploring.

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	2DVNGJU
Property Type	House
House Size	105 m2
Land Area	700 m2
Including	Air Conditioning











Ashley Palazzo 0414 347 884
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194m²	98m²	6m²	24m²	66m²
TOTAL	Living	Shed	Carport	Verandah

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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