

6 St Albans Avenue, Valley View

Corner Allotment with So Much Potential!

Auction Location: 6 St Albans Avenue, Valley View SA 5093

What an opportunity! This large corner allotment boasts a clear title, with no registered easements or encumbrances, dual street frontages and an outstanding 720sqm (approx.) of Torrens Title land.

No matter your situation, this one is sure to impress. For the astute investors among us, the opportunities are obvious, with large corner allotments in short supply. Your ideas are always welcome, subject to planning consents. For those looking to enter the Valley View market, this is a perfect chance to secure a versatile home on a generous allotment, where everything you will ever need is only ever a moment away.

Features include:

- Large corner allotment of approx. 720sqm
- Three generous bedrooms, bedrooms 1 and 2 with built-in robes
- Gas heating and wall mounted air conditioner in the lounge area
- Spacious kitchen with breakfast bar, ample storage, and gas cooktop
- Flexible floorplan with additional living/rumpus room

3 1 2

FOR SALE

Auction - Saturday, March 14th at 6:00pm

AGENTS

Ryan Graham
0400 912 287
ryang@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.



- Dual large street frontages
- No registered easements or encumbrances
- Ample off-street parking available with detached double garage and double carport parking available

Set in a location you'll love calling your own, surrounded by other quality homes in a peaceful setting.

Zoned for Valley View Secondary School and Modbury West Primary School, and within close proximity to a number of private schools and early learning centres. Enjoy easy access to Civic Park, the popular cafes and eateries at Westfield Tea Tree Plaza, the O-Bahn, and Modbury Hospital. With multiple public transport options available, commuting to the Adelaide CBD is effortless.

Don't miss your chance to secure this gem, register your interest with Ryan Graham 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	2D0UGJU
Property Type	House
House Size	131 m2
Land Area	720 m2

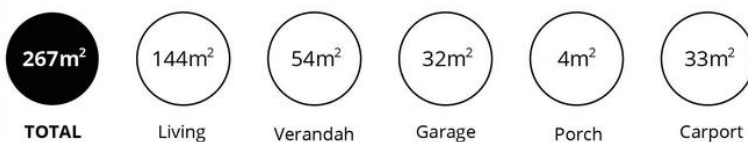
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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