



9 Perth Avenue, Valley View




## Space, Flexibility and Future Opportunity

Auction Location: 9 Perth Avenue, Valley View SA 5093

Lovingly maintained and beautifully presented, this outstanding property offers an exceptional opportunity for homeowners, investors and developers alike. The flexible floor plan caters to families of all sizes, with generous bedrooms and adaptable living spaces designed to suit a variety of lifestyles. Set on a valuable Torrens Title allotment with an impressive approximate 17.6m frontage, the property also presents exciting future potential.

Features to love:

- Four generously sized bedrooms
- Kitchen featuring ample bench space, gas cooking and abundant storage
- Centrally located family living area that seamlessly connects to the expansive outdoor entertaining space
- Two split system air conditioners providing year-round heating and cooling comfort
- Covered outdoor entertaining area with café blinds, overlooking the established lawn
- Established fruit trees

4  1  3 

**FOR SALE**  
\$850,000

### AGENTS

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

Ashley Palazzo  
0414 347 884  
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### 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**

- Enclosed workshop
- Large carport accommodating up to four vehicles, offering excellent off-street parking

The home is complemented by its convenient location, positioned close to public transport, local shopping at Tea Tree Plaza and picturesque walking trails, ensuring lifestyle appeal to match the quality of the property.

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	2CUNGJU
Property Type	House
House Size	134 m2
Land Area	590 m2

### Ryan Graham 0400 912 287

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

### Ashley Palazzo 0414 347 884

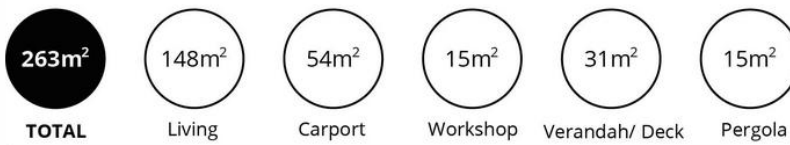
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### LJ Hooker Property Specialists (08) 8289 6660

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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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