



Units 1-2/95 Nelson Road, Valley View

Rare Duplex on One Title - Dual Income, Dual Living

Opportunities like this are few and far between in Valley View! On offer is a 1964-built duplex on a single Torrens Title, featuring solid brick construction, long-standing reliability and a practical layout suited to today's needs.

Unit 1 offers a well-presented 2-bedroom floorplan and Unit 2 features a generous 3-bedroom layout. This property presents a truly unique opportunity to secure a versatile investment, a dual-income stream or the perfect multi-living solution for extended families. Both units are currently tenanted.

Each residence enjoys its own private and secure rear courtyard, providing valuable outdoor space and independence, creating a play area for children, entertain family and friends or flex your green thumb in your very own herb garden.

Key Features:

- 1964-built solid brick duplex
- Two dwellings on one Torrens Title to maximize your investment potential
- Unit 1: 2 bedrooms, 1 bathroom, open-plan kitchen and meals

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FOR SALE
\$1,100,000

AGENTS

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AGENCY

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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**

area, large separate light filled lounge and off-street parking for 2 cars

- Unit 2: 3 bedrooms, 1 bathroom, open-plan kitchen and dining, separate lounge, garden shed and off-street parking for 2 cars
- Both units have split system air conditioners
- Earn two rental incomes from a single property
- Multi-generational living made easy with independent homes side by side
- Secure and private rear courtyards for each residence
- Low-maintenance grounds ensuring minimal upkeep and maximum return
- Strong potential to add value through upgrades and renovations or future redevelopment opportunities
- Off-street parking available for both units
- A truly rare duplex in Valley View's high-demand market

Located a short 12km drive from the Adelaide CBD, Valley View is a highly desirable North-East suburb. The duplex is conveniently close to Tea Tree Plaza, Gilles Plains Shopping Centre and local shops, offering both lifestyle and practicality. Families will appreciate the quality schooling nearby, including Valley View Secondary, Para Vista Primary and St Paul's College.

Valley View boasts outstanding public transport, including easy bus routes and O-Bahn access for a swift trip to the CBD. When you factor in the local parks, reserves and walking trails, it's no wonder the area is highly sought-after by families and investors.

Whether your goal is a smart investment with two income streams or a multi-living solution for extended family, this 1964-built duplex on one title offers a unique and flexible option. Opportunities like this in Valley View are uncommon, don't miss out.

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	2C86GJU
Property Type	House
House Size	225 m ²
Land Area	690 m ²

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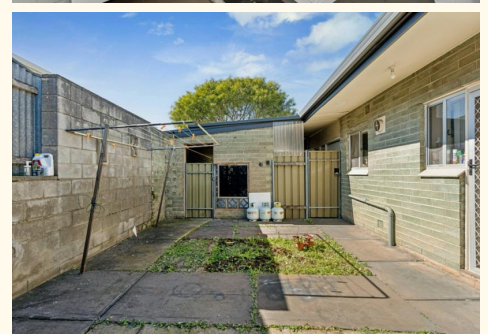
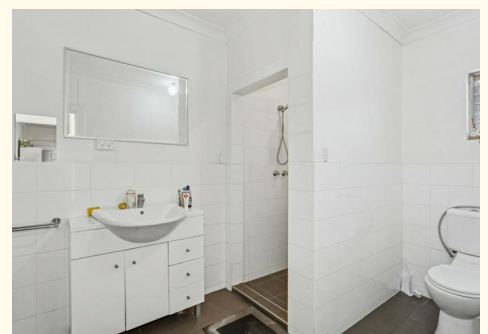
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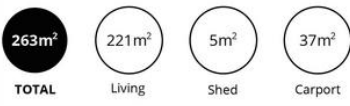
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group

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