



24 York St, Valley View



## Impeccably Renovated - An Amazing Family Home You Must See!

**IMPORTANT NOTE:** Due to the COVID-19 health guidelines our state is experiencing all scheduled open inspections will be limited to 10 people, or individual viewings by appointment.

As we are only allowing 10 people per open inspection please register your details by calling the agent on 0418365401 or email the agent [chris.dantonio@in2realestate.com.au](mailto:chris.dantonio@in2realestate.com.au) to register your attendance or arrange a viewing by appointment.

When attending the open inspection you will be required to continue to adhere to social distancing regulations when arriving outside the property & wait for the agents instructions as to when you can enter the property keeping 1.5m distance from other attendees.

As the open inspection will a “Non Touch Inspection” you are requested to not engage in touching any fixtures & fittings throughout the property.

Should you not be feeling well prior to attending an open inspection please re-arrange an alternative time with the agent to ensure the health & safety of all concerned.

**Thank you for your co-operation.**

(When attending an open inspection York St is currently closed from Pauls Drive Grand Junction Rd & from Brougham Drive Nelson Rd due to road works - Best entry is from Cheryl Avenue off Walkleys Rd or from Wright Rd)

Lovingly cared for, immaculately presented & perfectly positioned on the high side of

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<b>Price</b>	\$599,000
<b>Property Type</b>	residential
<b>Property ID</b>	715
<b>Land Area</b>	660 m2

### Inspection Times

Thu 28 May, 4:00 PM - 4:30 PM  
Sat 30 May, 12:00 PM - 12:30 PM

### Agent Details

Chris D'Antonio - 0418 365 401

### Office Details

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Shop 4/1 Payneham Road College Park  
College Park SA 5069 Australia  
0411 044 323



the street with views over Founders Creek Reserve.

The home (completely renovated 9 years ago) offers lock-up garaging that can easily accommodate three vehicles with one garage area perfect for the tradesman's Ute & all his tools safely locked away.

Passing through the manicured established front gardens leads you through the Mintaro Slate steps up to the front door entrance adjacent a picturesque balcony/sitting area where you can enjoy views to the Adelaide Hills.

Upon walking through the main door entrance the large open plan main living area including the kitchen/lounge/dining area creates an instant impression. This area can easily accommodate large family gatherings, with the layout providing great flexibility to the new home owner.

The "Jag Kitchen" with granite bench-tops, glass splash-backs, space for a double fridge & feature display cabinets offers generous over-head/cupboard storage and bench space. High quality appliances includes a Miele dishwasher, in-built Smeg microwave, Smeg range-hood, Smeg oven & a Smeg Induction electric cook-top.

This main living area offers access via sliding doors to the front balcony where you can sit and enjoy the morning sun and scenic views, & with rear sliding doors leading out to the pergola – BBQ – outside entertaining area.

The three bedrooms are all of a generous size with the master bedroom featuring a walk-in-robe, an amazing tiled to ceiling ensuite, double shower & granite bench-tops, with the 2<sup>nd</sup> bathroom finished to the same high standard easily servicing bedrooms 2 & 3.

Other quality inclusions are a huge laundry with extra cupboard space, ducted gas heating & ducted evaporative cooling throughout, a reverse cycled split system air conditioning in the main living area, LED down lights, ducted internal vacuuming, 3kw solar panels, a security alarm, NBN compliant + your fully tiled cellar.

It's also a great home to entertain friends and family! The rear garden space includes a huge slated covered pergola with a built-in BBQ area which then leads through to your fully functional 2<sup>nd</sup> Kitchen/meals area, a large traditional in-built wood oven & adjoining storage/utilities room which also accommodates a small work-shop area. If you love cooking this area would definitely tick all the boxes.

The outdoor entertaining area looks over the beautifully maintained large vegetable garden.

If you want your family to enjoy all the stunning features this beautiful home has to offer make sure to call or email the agent to register your interest to attend a scheduled open inspection, or to arrange a viewing by appointment.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*