

**16 Menzies Avenue, Hope Valley, SA, 5090**



**House For Sale**

Tuesday, 26 November 2024

16 Menzies Avenue, Hope Valley, SA, 5090

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Opportunity Awaits In A Prime Location

Located on a substantial allotment, 16 Menzies Avenue offers a spacious 3-bedroom, 1-bathroom, 1-car property perfect for investors or developers. This property features a generous frontage and provides excellent potential for future development (STCC).

Inside, the home boasts a light-filled living room with a large window that invites natural light to fill the space. The U-shaped kitchen, equipped with ample cabinetry, flows seamlessly into the dining room for convenience. Two of the three bedrooms include built-in robes, with two also featuring ceiling fans for added comfort. The bathroom is well-appointed with a separate shower and bath, a vanity, and a separate toilet.

The outdoor area is equally impressive, with a large decked space featuring all-weather blinds and a pergola-perfect for year-round entertaining. A spacious grassy yard, a garden shed, and a single carport complete the outdoor amenities.

This property is perfectly located near valuable urban resources. Enjoy the nearby parks and reserves, including the Hope Valley Bowling Club, Hope Valley Reserve, and Deakin Reserve, ideal for recreational activities. The Hope Valley Supermarket and Tea Tree Plaza are close for shopping convenience, and the property is zoned for quality schools like Ardtornish Primary and Modbury High School.

Don't miss this rare opportunity to secure a property with immense potential in a prime location.

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | TEA TREE GULLY

Zone | GN - General Neighbourhood

Land | 1300sqm(Approx.)