

# 2B Pepper Tree Pocket, Valley View, SA, 5093



## House For Sale

Saturday, 16 November 2024

2B Pepper Tree Pocket, Valley View, SA, 5093

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jo Cullinan  
0883690990

## **Stylish, Spacious & Immaculately Presented Family Home in Elevated Location**

Preliminary Notice More Photographs available 21 November

Auction Sunday 8th December at 11.30 am (Unless Sold Prior)

This Stylish 2014-built Family home of approx. 200m<sup>2</sup> offers an abundance of space for both entertaining and entire family living. The clever executed design seamlessly incorporates formal and casual living spaces, four bedrooms and stunning views. The property's sophisticated landscaping and contemporary rendered façade create an impressive street presence, while requiring minimal maintenance.

Premium finishes including designer flooring, elevated ceilings, square set cornices and LED down lights enhance the sense of luxury throughout the generous open-plan living space. The gourmet kitchen stands as a masterpiece of modern design, featuring elegant black stone bench tops, pristine white cabinetry, gas cooking and a quality dishwasher. Other features include ducted r/c a/c, 8kw solar power.

The home's indoor-outdoor flow is perfectly captured through a versatile balcony with roller blinds, ideal for year-round entertaining. The master suite commands beautiful views and balcony access, complemented by both walk-in and built-in robes plus a luxurious ensuite. Three additional double-sized bedrooms all feature built-in robes.

The allotment of approx. 448m<sup>2</sup> is meticulously landscaped, rear garden presents a welcoming entertainment deck surrounded by lush greenery, cleverly concealing a large plumbed-in concrete water tank, tool-shed and substantial under-house storage. Positioned in a peaceful cul-de-sac, the home offers easy access to numerous local schools, parks and reserves.

Council rates: \$2,393.95 pa

Water rates: \$198.34 pq

ES Levy: \$161.45 pa

It is our pleasure to offer you a viewing of this home please contact Stephanie Thorpe on 0438 084 043

RLA 256 143

Zoning information regarding local schools is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au). Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.

Cullinan property are taking preventive measures for the health and safety of its clients and buyers entering all of our listed properties. Please note that social distancing will be required at all open inspection.

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