

**37 Tolley Road, Hope Valley, SA, 5090**



**House For Sale**

Wednesday, 13 November 2024

37 Tolley Road, Hope Valley, SA, 5090

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Souli Tsiolis

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## Effortless Living

This charming family home, set on a generous 693 square meters (approx), is perfect for first-home buyers or families seeking a blend of comfort, style, and functionality. With its timeless appeal, this property offers a well-balanced mix of practicality and charm.

Inside, you'll find a living area with a cozy gas fireplace and an additional dining area creating an inviting atmosphere for family gatherings. The elegant timber kitchen includes an inbuilt dining table, adding to the home's functionality. The open layout enhances the flow of natural light, making the home feel bright and airy with 3 spacious bedrooms, Main with built-in robes, a large neat bathroom, separate toilet and laundry.

### Features:

**Bedrooms:** 3 spacious bedrooms, Main with built-in robes each designed to provide a peaceful sanctuary for relaxation.

**Open Living and Dining Area:** Large living area featuring gas fireplace

**Kitchen:** Timber Kitchen with ample bench space and storage and inbuilt dining area.

**Bathrooms:** 1 well-appointed bathroom, ensuring convenience for the whole family.

**Toilet:** Separate toilet for added convenience.

**Pergola:** Large Undercover entertaining area

**Sheds:** 2 sheds providing ample storage

**Carport:** 2 carport spaces plus 2 additional open parking spaces, providing plenty of room for vehicles and guests.

**Solar Panels:** Energy and Cost savings

Stepping outside, you'll find a beautiful undercover veranda ideal for entertaining, along with two sheds for storage and a lovely lawned area perfect for outdoor activities. This home combines comfort and charm, inside and out.

Hope Valley offers a perfect blend of convenience and community-centered living, with excellent amenities nearby. The Hope Valley Reservoir, opened for recreational use, has become a popular local spot, offering scenic walking and cycling trails. Families also benefit from quality educational schools, including Modbury High School, St Davids Parish School and Kildare College. Additionally, the Modbury Sports and Recreation Centre provides facilities for tennis, soccer, and other activities, promoting an active lifestyle for residents of all ages.

This charming home is being offered with a Best Offer By price guide, making it an excellent opportunity for first-time buyers, families, or investors looking to secure a piece of Hope Valley.

Contact Souli Tsiolis on M|B 0404 602 318 today to arrange a viewing and experience all that 37 Tolley Road has to offer!  
Your dream home awaits!