

38A Parcoola Avenue, Hope Valley, SA, 5090



House For Sale

Sunday, 3 November 2024

38A Parcoola Avenue, Hope Valley, SA, 5090

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Low Maintenance Luxe!

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this brand new, luxurious and low maintenance proposition in the heart of Hope Valley. Built in 2024 this home is perfect for the modern family, first home buyers looking to take advantage of stamp duty exemptions and take the leap, or even the empty nester looking to downsize to a quality home without the constraints of daily garden maintenance.

Welcome 38A Parcoola Avenue, Hope Valley!

Situated on a generously sized, Torrens titled, allotment of approximately 329 square metres and a 9 metre frontage with an eastern aspect, this property provides more than enough space for the modern growing family.

Located right around the corner are both Modbury Special School and Modbury South Primary School with Modbury High School only a short walk away. Other local schooling options include Highbury Primary School, Valley View Secondary School and The Heights School. Within minutes of many local amenities such as Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Civic Park, Berri Reserve and Hope Valley Reservoir also nearby for a sunny morning walking trail (as well as the many other parks and reserves) and only a stone's throw away from the shopping and business precinct that is North East Road. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community.

Features of the amazing home include:

- Excellent street presence and curb appeal.
- Immediate liveability upon entry with zone controlled ducted reverse cycle air conditioning, downlights and floating floors that add a touch of warmth throughout; as well as the highest of quality fixtures and fittings that have been sought to provide the property a luxurious finish.
- A spacious master bedroom suite that looks out to the front garden. Complete with plush carpeted flooring, a walkthrough robe leading to an executive level ensuite encompassing large vanity with a stone benchtop, floor to ceiling tiles, toilet and a luxuriously sized shower.
- Bedroom 2 is spacious in size and complete with plush carpeted flooring, built in robe and a built in study desk that makes it the perfect space for those who are needing to study/work from home. With French inspired doors and the size that it holds it could also be a fantastic space for a family theatre room.
- Bedrooms 3 and 4 are mirrored and are complete with plush carpeted flooring and built in robes.
- Luxurious main bathroom encompassing vanity with stone benchtop, bath, spacious shower and floor to ceiling tiles.
- Spacious toilet adjacent the main bathroom and complete with its own vanity and stone benchtop.
- An expansive open plan living, dining and kitchen space the looks out to the undercover entertaining area and low maintenance yard.
- Light filled kitchen is a chefs dream thanks to the glass splashback, stone benchtops, microwave alcove and walkthrough butlers pantry complete with its own glass splashback, stone benchtop, dishwasher, hidden fridge alcove and dual basin to hide the unwanted mess when entertaining your guests at the numerous dinner parties and family events all year round.
- Linen cupboards for ample storage located in the central hallway.
- Laundry room spacious in size with external access.
- Side courtyard is the perfect space for a 2nd outdoor setting and a quiet moment of mindfulness.
- A fantastic undercover outdoor entertaining area that overlooks the low maintenance backyard is perfect for the modern family. Child and pet friendly this outdoor space is perfect for entertaining and daily enjoyment.
- Single garage complete with automatic panel lift door, internal access to the central hallway and rear roller door access to the side courtyard and backyard beyond.
- Secure gated access down the side of the property.
- Water tank.
- NBN Fibre to the Premises availability.
- No easements, encumbrances or significant trees on either property.

- Within close proximity to Modbury Special School, Modbury South Primary School, Modbury High School, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Civic Park, Berri Reserve and Hope Valley Reservoir as well as many other local amenities.

With so many features and located within minutes to so many amazing local amenities an in person inspection of this property is an absolute must!

Please note that this property is scheduled to be auctioned on 16/11/2024 @ 6:30PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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