

**54 Booth Street, Happy Valley, SA 5159**



**House For Sale**

Wednesday, 8 January 2025

54 Booth Street, Happy Valley, SA 5159

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 780 m2**

**Type: House**



Ethan Millen  
0452660240



Daniel Richardson  
0424332564

**\$780k - \$850k**

Offers Close Tue, 28th Jan - 12pm Just steps from the gum-studded nature reserve at the end of its cul-de-sac, this perched and solar-powered haven blurs the lines between nature and suburbia, all just a 15-minute drive from the metro coastline. There's nothing blurry about the crisp, extensively renovated and light-drenched interior of this solid brick colonial style 3-bedroom home with multiple living zones to lean on, an ensuited main bedroom, and an ultra-modern kitchen. Whether you're waking up to the morning winter sun streaming through the big bay window, reading a book in the quaint sitting room, creating a veggie patch amongst the tiered rear gardens or simply watching Mother Nature do her thing from the elevated front porch. This modernised classic is all about the little moments, mere minutes from Adelaide Hills wineries, Westfield Marion, Flinders University and the CBD that feels so much further away. Happy place. Found. Features we love...- Extensive renovation includes bathroom/laundry updates in the last 6 months - Carport with room for two cars - Ducted r/c for year round comfort - Solar panels for reduced energy bills - Envidable position on the high side and conclusion of its cul-de-sac - Storage includes walk-in robe to main bedroom - Breakfast bar, dishwasher and plenty of storage to large, updated kitchen - Established low-maintenance gardens - Garden/storage shed - Metres from walking trails/public reserve with abundant wildlife - Moments from Happy Valley Reservoir - Close to several quality schools CT Reference - 5417/716 Council - City of Onkaparinga Zone - GN - General Neighbourhood Council Rates - \$1,877.43 pa SA Water Rates - \$167.24 pa Emergency Services Levy - \$132.50 pa Land Size - 780m<sup>2</sup> approx. Year Built - 1974 Total Build area - 211m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403