

825 Grandjunction Road, Valley View, SA, 5093



House For Sale

Friday, 15 November 2024

825 Grandjunction Road, Valley View, SA, 5093

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



San Arora
0450008065

Sophisticated and striking street presents from the moment it catches your eye.

Embrace the opportunity to live in a property that offers both contemporary luxury and a welcoming community environment.

From the moment you lay your eyes on this stunning and sophisticated property, it makes an unforgettable first impression. Recently constructed in 2020 by Fairmont Homes, this home blends modern luxury with comfort, offering an expansive floor plan designed for sophisticated living.

Perfect blend of secure and modern features this property greets you with an exposed aggregate concrete driveway, providing parking for two cars in the driveway and one in the garage. Complemented by vibrant, low-maintenance landscaping at the entrance. The home is secured with electric roller shutters, a remote-controlled automatic panel-lift garage door, security screen doors, and four security cameras. Inside, the Fujitsu 4-zone, 6.8-ton reverse cycle air conditioning system ensures year-round comfort, while the 6.6kW solar panel system keeps both your family and your energy bills at ease.

Step outside through the wide glass sliding doors from the dining/living area onto the alfresco entertaining space, where you can enjoy views of the rear yard with its clean and tidy artificial lawn. It's an ideal space for spending quality time with family and friends or celebrating special moments.

Situated in one of the North East's most sought-after suburbs. Located directly across the road from the ever-popular St Paul's College making morning drop off a breeze! This home offers unparalleled convenience. It's just moments from local playgrounds, walking trails at Dry Creek Reserve, and nearby golf and tennis clubs. A 24-hour gym is also within easy reach, ensuring everything you need is right at your doorstep.

This exceptional home offers the perfect combination of luxury, functionality, and location. Don't miss your chance to secure a property that has it all – modern design, outstanding security, energy efficiency, and a family-friendly environment.

Now is the time to give me a call | San Arora | 0450 008 065 | RLA 293936

Key Financial Features

Title | Torrens

CT | 5237/180

Zone | Residential

Land | 351 sqm (Approx.)

Built | 2020

Council | Port Adelaide Enfield

Council Rates | \$1222.50 per annum Approx.

Water Rates | \$157.20 per qtr. + usage

Sewer rates | \$199.04 per qtr.

ESL | \$142.65 Per year Approx.

Features you will love:

- ☑ All 3 Bedrooms have premium ceiling fan with light.
- ☑ 2 bathrooms including 1 ensuite in master bedroom.
- ☑ Premium 3D Print Wallpaper in Living Area.
- ☑ Fujitsu 4 Zone 6.8-ton Reverse Cycle Ducted Air Conditioning System.
- ☑ Bosch Stainless Steel Dishwasher.
- ☑ 900 mm Westinghouse Retractable Range Hood.
- ☑ 900 mm Westinghouse Cooktop.

- ☒ 900 mm Westing Oven.
- ☒ Window Glass Splash back.
- ☒ Gas appliances.
- ☒ Pendant Light in Kitchen.
- ☒ Alfresco Entertaining Area.
- ☒ Automatic Panel Lift Single Door Garage.
- ☒ 2 Off street car park in driveway.
- ☒ Exposed Aggregate Single Driveway.
- ☒ 4x Security Cameras.
- ☒ External Roller Shutter on the Master Bedroom Windows.
- ☒ Artificial Lawn in the Outdoor Entertainment Area.
- ☒ Low maintenance with plenty of storage options.
- ☒ 6.6Kw Solar Panel System.

All figures are quoted it is an approximation only. You must make your own inquiries as to this figure's accuracy. Onyx Realtors (Onyx Realtors Pty Ltd) does not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.