

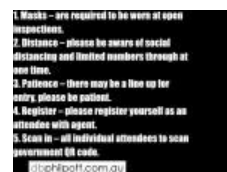
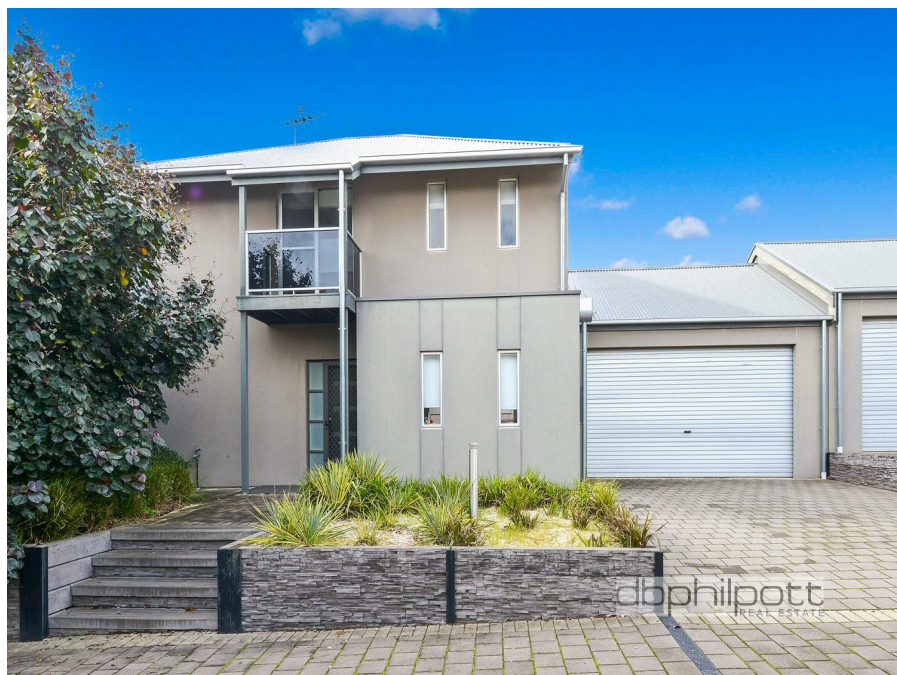



9/1385 Grand Junction Rd, Hope Valley, SA 5090

Sold - \$415,000

Townhouse 3  2  2 

## A VALUE PACKED COMFORTABLE LIFESTYLE OPPORTUNITY.

Impressive 3-bedroom two storey townhouse, setback in a secure gated community.

The master bedroom is on the ground floor with an ensuite and built-in robes. Upstairs bedrooms have built in robes and an ensuite/bathroom off one of the bedrooms.

There is a spacious open plan family/living area downstairs and another upstairs. The kitchen is fitted with gas cooktop euro appliances and dishwasher.

Year-round comfort is assured with reverse cycle ducted air conditioning throughout.

Large sliding doors off the garage to the living area gives you an internal access to the double garage to be utilized as a second entertaining area if needed.

This unique property is currently rented out for \$370/week until 20th January 2022.

Ideal for an investor or owner occupier.

Inspect with John Lyrtzis ph 0411507930

John Lyrtzis of DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give John a phone call to arrange a free no obligation market opinion.

### COVID-19

We respectfully request the following attendees do not enter the home:

- Person (s) feeling unwell;
- Person (s) who have travelled internationally or domestically in the last 14 days (irrespective of point of origin)
- Person (s) who have been in contact with a confirmed case of COVID-19 in the last 14 days

If you have answered yes to the above or are in self-isolation, we are able to perform a personal video tour via our video conferencing facilities. Ask us how

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice – RLA 46442

Please Note all attendees of our opens will be required to wear masks, use SA Government QR Codes & appropriately social distance - Advice regarding Coronavirus (COVID-19) will change regularly. Keep up to date Visit [health.gov.au](https://health.gov.au)

### Open for Inspection

By Appointment.

### Listed By

John Lyrtzis

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David Philpott

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Floorplan

