

**SOLD**

## HAPPY HOME IN HAPPY VALLEY.

Contact your local agent Tricia 0457314206

Nestled in the heart of the popular and leafy suburb of Happy Valley, sits this charming property offering the perfect blend of convenience and tranquility. Ideally located on a quiet street, it provides easy access to excellent shopping, transport links, and the scenic McLaren Vale region, with the city and hills just a short drive away.

Set on a generous 629m<sup>2</sup> block and a frontage of 21 meters (app), this home would be an ideal first home, investment property or a possible subdivision, STCA. The property boasts great curb appeal with its well-maintained exterior. Upon entering through the separate entryway, you're welcomed by a spacious lounge, perfect for a comfortable lounge suite and creating a warm, inviting atmosphere.

The original kitchen, the true heart of the home, is neat and sweet, ready for your personal touch. It comes well-equipped with a pantry, a double sink, and a near-new oven, making meal preparation a breeze. The kitchen overlooks a cozy dining area, ideal for family meals and gatherings. Step outside from the dining area into a large backyard, perfect for children to run and play. The pet-friendly garden includes a handy shed for extra storage and a pergola along the back of the home, ideal for entertaining or enjoying quiet evenings with family and friends.

Down the hallway, you'll find three well-sized bedrooms, two of which feature built-in robes. All bedrooms offer easy access to the centrally located bathroom, complete with a walk-in shower, separate bath, and a separate toilet for added convenience.

Extras abound in this home, with two split-system air conditioners and three ceiling fans that provide a modern touch and enhanced comfort all year round. This well-equipped property is ready for you to move in and add your own touches, but don't wait too long—homes like this in Happy Valley don't stay on the market for long!

Please note that all floorplans, photos, and text are for illustrative purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified.

RLA 271071 RLA 269823

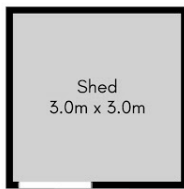
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$700,000**

**OPEN FOR INSPECTION:**  
**N/A**

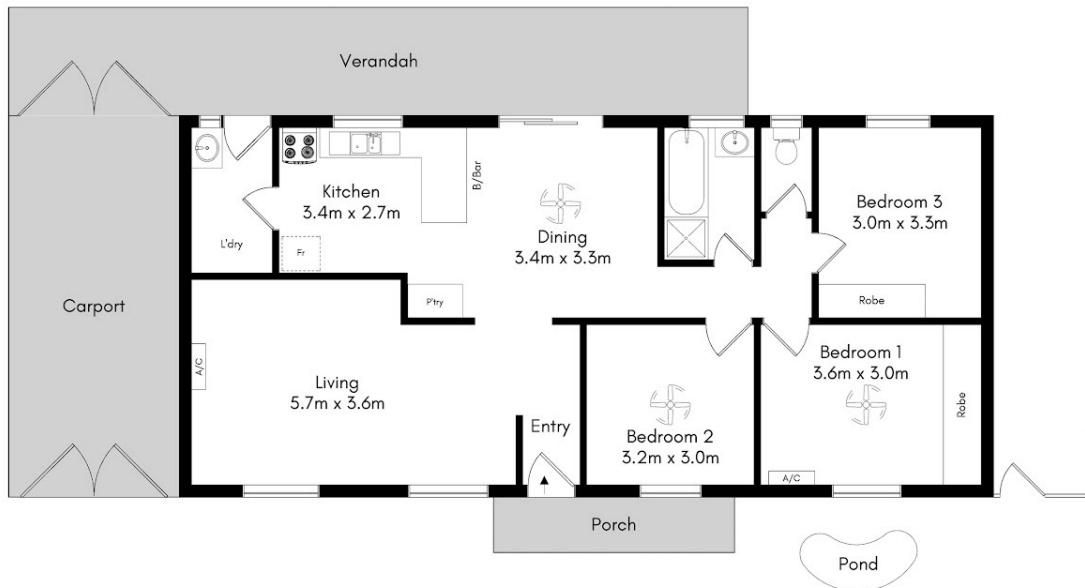


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(Not In Position)

Approximate Internal Area - 98.6 SQM



### 34 Horn Drive, Happy Valley

**DISCLAIMER**

This drawing is for illustration purposes only. The information contained is NOT intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. While every effort has been made to verify the correct details in this drawing, neither the agent, vendor or illustrator accept responsibility for any errors, omissions, or wrongful inclusions.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.