

1/22 Hancock Road Hope Valley SA

3 2 6

Anthony Fonovic & Tim Morris Real Estate are proud to present this modern 3-bedroom home nestled amongst a leafy nature setting offering a tranquil country feel lifestyle with all the conveniences that metropolitan living has to offer.

Price : Contact Anthony Fonovic 0411 513 352
Building Size : 218 sqm
Land Size : 326 sqm
View : <https://www.timmorris.com.au/6952141>

Spanning over two levels this home offers open plan living featuring a modern chef's kitchen boasting quality cabinetry & stainless-steel appliances including gas cooking & dishwasher. The dining & casual living perfect for entertaining your friends conveniently accesses the large undercover outdoor entertaining area that overlooks the nature reserve where you'll enjoy a menagerie of wildlife including koalas, kookaburras & many other native birds.

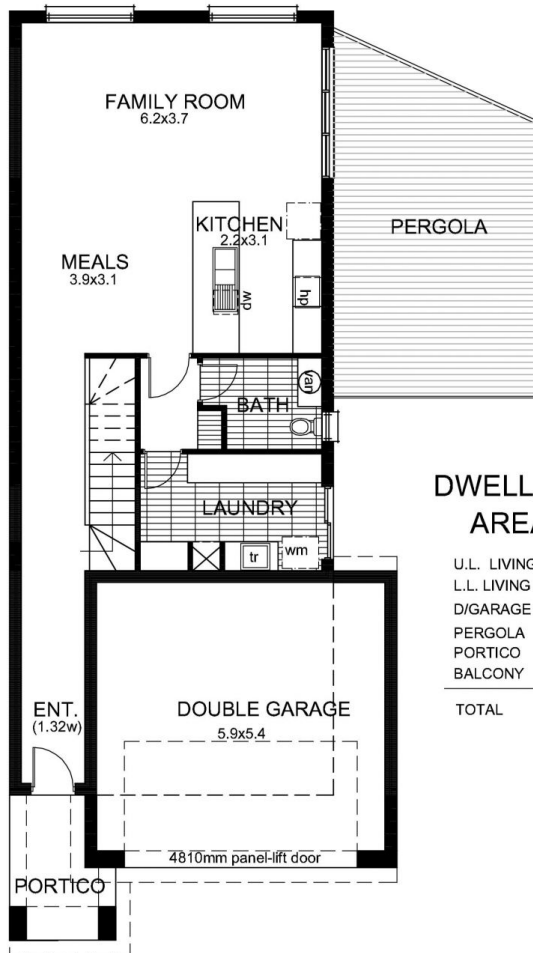
Space is no issue, even for the largest family, with the upstairs 2nd living area offering flexible options for a



Anthony Fonovic
08 7225 2525

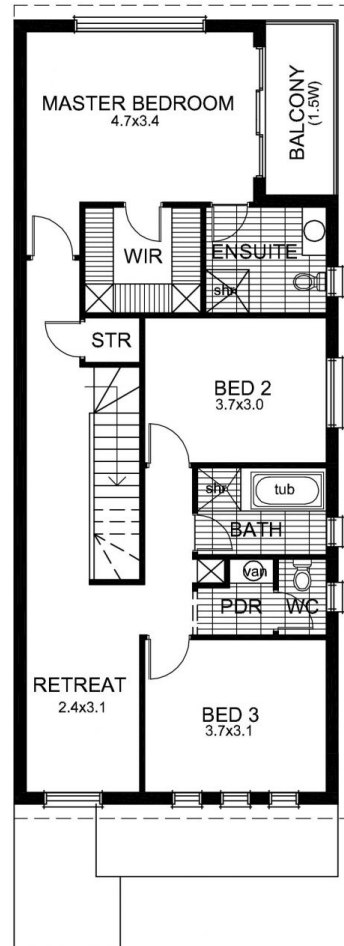


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**DWELLING 1
AREAS:**

U.L. LIVING	102.9
L.L. LIVING	86.9
D/GARAGE	37.2
PERGOLA	28.2
PORTICO	5.6
BALCONY	5.4
TOTAL	266.2 sq.m.



LOWER FLOOR PLAN
SCALE 1:100

UPPER FLOOR PLAN
SCALE 1:100

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