



**14 Menzies Avenue HOPE VALLEY SA**

3 2 3

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through\*

Virtual Tour Link: <https://my.matterport.com/show/?m=BP8A9aY43kG>

To submit an offer, please copy and paste this link into your browser: <https://airtable.com/shrBb12PXtTjyZAXm>

Auction: Saturday 5th March 2022 onsite at 3:30pm  
Price Guide: \$550,000

Mike Lao, Corey Wilkop and Edge Realty RLA256385 are proud to present to the market an excellent opportunity to secure a well designed and constructed solid brick family home or fantastic investment property in the popular Hope Valley.

**Price** : \$ 592,000  
**Building Size** : 152 sqm  
**Land Size** : 650 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/hope-valley/residential/house/6854449>



**Mike Lao**  
0410390250



**Tyson Bennett**  
0437161997



APPROXIMATE DIMENSIONS

LIVING:	152.0m <sup>2</sup>
CARPORT:	47.0m <sup>2</sup>
PORCH:	9.8m <sup>2</sup>
VERANDAH:	17.5m <sup>2</sup>
SHED:	15.0m <sup>2</sup>
TOTAL:	241.3m <sup>2</sup>

## 14 MENZIES AVENUE, HOPE VALLEY

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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