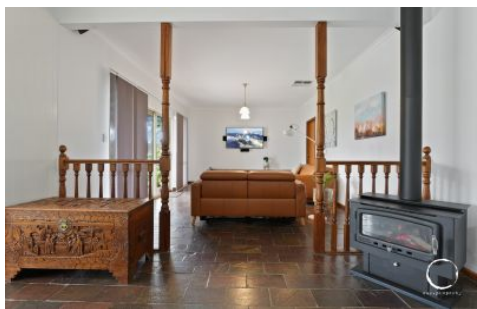


# ous . property



## 36 Jarrad Road Happy Valley SA

3 2 2

This three bedroom abode resides in a peaceful tree-lined street opposite a local playground and just 500m from the reservoir reserve. Enjoy a leisurely walk, cycle or paddle on the water, take a family picnic, or join the kookaburras and kangaroos with a simple appreciation for these natural open spaces.

At home the ambience is just as soul-soothing. The 713sqm block (approx.) spoils you with gorgeous gardens and undercover outdoor living, with plenty of space for the secure carport and double shed/workshop alongside.

Whether you're a family or a couple, you'll love the easy flow of connected living zones from the formal lounge and dining space through to the kitchen, family meals and casual living area warmed by a gas heater.

**Price** : \$ 680,000  
**Land Size** : 713 sqm  
**View** : <https://www.ous.property/sale/sa/south-south-east-suburbs/happy-valley/residential/house/7259991>



**Nick Tuck**  
7225 9800



**Matt Plumridge**  
7225 9800

\*To check measurements



Please ask your agent  
for a tape measure

Area (Estimate only)

Living	173.7 m <sup>2</sup>
Rear Verandah	39.5 m <sup>2</sup>
Front Verandah	14.5 m <sup>2</sup>
Carport	20.4 m <sup>2</sup>
Shed	36.0 m <sup>2</sup>
<b>Total</b>	<b>284.1 m<sup>2</sup></b>

