

# MAGAIN



## 9 Ian Court HAPPY VALLEY SA

3 1 2

Positioned on an 880 square metre block in the highly sought after suburb of Happy Valley, this solid home is hitting the market for the first time in over 25 years. With unlimited potential to invest, renovate or build the home of your dreams, savvy buyers simply cannot miss out on the opportunity to view this property before it is sold.

During their time at the property, the current owner has graciously replaced the gutters, resealed the entire roof, installed a 20 panel solar system and fitted 3 new rainwater tanks to the home; appealing to the first home buyer and the downsizing couple. The rental return in the area is attractive to savvy investors looking to increase their portfolio and the position/block size is ideal for the astute developer looking for their next project (S.T.C.C).

[For full version visit the website](https://www.magain.com.au/property/9-ian-court-happy-valley-sa/8424192)

**Type** : House  
**Building Size** : 11 sqm  
**Land Size** : 880 sqm  
**View** : <https://www.magain.com.au/property/9-ian-court-happy-valley-sa/8424192>



**Travis Denham**  
08 8398 1494

9 Ian Court Happy Valley, South Australia

