

## The Perfect Family Charmer



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## 9 Regency Road, Happy Valley

Auction Sat 20th Sept 2025 at 1pm (U.S.P)

This 1970 built double brick home on a very generous 781m2 allotment has everything the growing family could desire. Open plan living, Dining, Kitchen area opening to an exceptionally well-established rear patio and garden ideal for entertaining family & friends. The location among other well-established homes has close proximity to shops, schools and sporting facilities.

Meticulously maintained and enhanced over time, this property would make a perfect family home with its four bedrooms and two

bathrooms with room to accommodate up to five vehicles. A check of the following features gives proof of the sustainability of the attractive home for your family.

Featuring –

- 4 Bedrooms, 2 Bathrooms, 5 Car (Garage + Carports)
- Solid Brick Home with glazed tile roof
- Roller shutters to front windows

**Property ID:** L35825684

**Property Type:** House

**Carports:** 5

**Land Area:** 781.0 sqm

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**Marlene Small**

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- 28 panel solar system with 10 KW battery (Dual solar system – House and garage)
- 6mx9m Shed/ Workshop with power, Concrete floor, Lighting, Workbench, Cupboards
- 50,000 Litre rainwater tank
- Split system air conditioner to the lounge
- Gas combustion heater in lounge
- Main bedroom (Ensuite) with parents' retreat + wall air conditioner
- Rear pergola with blinds + timber deck + Gas BBQ + Water feature
- External hot water tap to the deck
- Solid timber kitchen with dishwasher
- 2.55m Ceiling Height
- Fruit Trees – Pear, Cherry, Peach, Apricot, Orange, Lime, Mandarin, Lemon and Apple

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine&Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent to review the certificate of title and local government details provided with the Form 1