

1/17 Cungena Avenue, Park Holme, SA 5043

HARRIS

House For Sale

Tuesday, 28 May 2024

1/17 Cungena Avenue, Park Holme, SA 5043

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Jayden Finch
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Clinton Nguyen
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\$560K-\$610K

Best Offers By 10am Wednesday 12th June (unless sold prior) If you've got your heart set on the west where location matters and convenience is key, then let this much-loved mid-century charmer – awash with fresh interior and exterior painting, on-trend floating floors, and light-filled living with cosy separate dining – be your best next step! Set in a group of only 3, number 1 takes street-front honours and feels far more home than homette. Behind high private fencing, gated entry and leafy established gardens, step through the character porch to a lovely lounge spilling with natural light. Offset by 2 large bedrooms, the master featuring built-in robes, and a neat and tidy contemporary bathroom with toasty heat lamps, there's lots to love here and little, if anything, to change. The combined dining and kitchen zone glides over new tile floors and is flush with fantastic bench top space, abundant cabinetry, and gleaming stainless appliances including sleek electric cook top, making this an ideal zone to cook, converse, wine and dine. A tiptoe through the storage-packed laundry takes you to a quaint courtyard and undercover alfresco – the perfect low maintenance blend of sun and shade to savour morning coffee routines and summer lunches with friends. Everything you could ask for in a first home, stress-free rental, or downsizer's delight where lifestyle ease ranges from a short stroll to Ascot Park Train Station for zippy, city-bound commutes, a stone's throw to Castle Plaza, moments further to the bustling Westfield Marion, and a hop and skip to beachside bliss of Brighton, Somerton and Glenelg... 1/17 Cungen Avenue goes to show very good things can come in smaller packages. Features you'll love:- Light, bright and airy main living with recently laid floating floors throughout here and in the bedrooms- Fresh stylish tiling in the combined casual dining and spacious kitchen featuring great bench top space, abundant cabinetry and cupboards, stainless appliances and easy-clean electric cooktop- 2 generous bedrooms, main with BIRs and both with ceiling fans- Central contemporary bathroom with heat lamps- Practical laundry with an abundance of storage, handy garden shed and secure carport with auto roller door- Charming alfresco with recently uplifted all-weather pergola, café blinds, newly laid stone paving to the courtyard- Ducted reverse cycle heating/cooling for year-round comfort- Combustion heater in the living room Location highlights:- A short walk to Ascot Park Train station for traffic-free city-bound commutes- Close to the hugely popular Oaklands Wetland Reserve, as well as Marion Outdoor Pool - Only 5-minutes to Castle Plaza & Target for all your shopping essentials and tasty takeaway eateries- A quick 8-minutes to Westfield Marion teeming with all your brand name outlets, cafés, social calendar catch-ups and weekend entertainment- Less than 10-minutes to Adelaide's pristine metro coast where Brighton, Somerton and the vibrant Glenelg Jetty Road awaits Specifications: CT / 5062/768 Council / Marion Zoning / GN Built / 1955 Council Rates / \$1181.88pa Strata Rates / \$400pq Strata Manager / Whittles Emergency Services Levy / \$116.5pa SA Water / \$180pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Ascot Park P.S, Forbes P.S, Marion P.S, Clovelly Park P.S, Edwardstown P.S, Hamilton Secondary College, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640