

**1/61 Wallala Avenue, Park Holme, SA 5043**

NOAKES  
NICKOLAS

**Unit For Sale**

Wednesday, 12 June 2024

1/61 Wallala Avenue, Park Holme, SA 5043

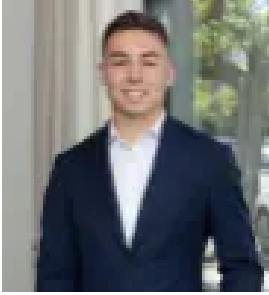
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 157 m2**

**Type: Unit**



Mason Lucks  
0881663989



Michael Balawejder  
0881663989

## Best Offers By 24/6 (USP)

Best Offers By Monday 24th of June at 1pm (Unless Sold Prior). Welcome to 1/61 Wallala Avenue, a neatly presented townhouse nestled in the heart of the tightly-held suburb of Park Holme. This charming residence, built circa 1996, represents an attractive opportunity for investors, professionals, first home buyers, or those looking to downsize. The residence offers a flexible floorplan across split levels. Inside, you'll appreciate the formal living area with its large windows that invite the outside in. The interior, a tasteful combination of tiled and carpeted floors, brings a sense of warmth and comfort. At the heart of the home, the modern kitchen is fitted with a gas cooktop. This space invites culinary creativity and offers a seamless flow to the outdoor patio. Framed by the backdrop of lovingly landscaped gardens, this area conjures an ideal setting for quiet relaxation. Location-wise, the townhouse is strategically placed. To mention a few, Morphett Arms, Coles Park Holme, Marion Leisure & Fitness Centre, and Marion Outdoor Pool are all in close proximity adding convenience in daily living. More to love:- Secure carport- Abundant storage with built-in robes and a linen closet- Separate laundry for practicality - School zoning for Ascot Park Primary School and Hamilton Secondary College - Cost-saving solar panels (x12 panels)- Proximity to the charming Front Page Cafe. This Park Holme townhouse brings together all the elements of a sound investment or relaxed living. Seize this opportunity to secure a compelling property offering in a sought-after locale. Land Size: 157 Year Built: 1996 Title: Strata Council: City of Marion Council Rates: \$1,230.66 PASA Water: \$312.01 PQES Levy: \$89 PA Strata Rates: \$400 PQ (paid until 01/09) 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.