

1 Holden Street, Holden Hill, SA 5088

House For Sale

Wednesday, 22 May 2024

1 Holden Street, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jarrad Watkins
0401517711



Mark Lands
0402209563

Auction

Discover the epitome of modern living in this beautifully presented, fully gated property which offers a wide 13.05 meter frontage (approx) and was tastefully built in 2018. With its quality fixtures and fittings, this home is designed to impress and appeal to a diverse range of buyers. This exceptional residence boasts three bedrooms, each designed for relaxation and comfort. The luxury of stone bench-tops throughout adds a touch of elegance and the open plan kitchen, dining, and family room provide an ideal space for hosting family gatherings. Nestled in a vibrant community, this home is conveniently close to an array of amenities. The Gilles Plains Shopping Centre and a variety of Indian grocers are just minutes away, ensuring all your shopping needs are met. Furthermore, the popular Westfield Tea Tree Plaza Shopping Centre is a short drive away for further shopping and entertainment options. Quality education options nearby include Dernancourt Primary School (zoned), Wandana Primary School, Kildare College, St Paul's College, and TAFE SA at Gilles Plains, offering excellent schooling choices for families. For outdoor enthusiasts, Bentley Reserve Dog Park, Millbank Reserve, and Valley View Driving Range provide ample opportunities for recreation and relaxation. Key features of this well appointed home include:

- > The master bedroom features an ensuite which offers gorgeous stone bench-tops and a spacious walk-in robe.
- > Two additional bedrooms, each equipped with built-in robes.
- > The light filled open plan kitchen, dining, and family room, is perfect for hosting gatherings with friends and family.
- > The kitchen is immaculate, featuring a double sink, a gas cooktop, stunning stone bench-tops, ample cabinetry for all your kitchen essentials, and valuable breakfast bar seating for casual dining.
- > The additional living room has the flexibility to be used as a home theatre room, playroom, or a quiet retreat for relaxation.
- > The neat alfresco area offers an outdoor dining space for your convenience.
- > Additionally, there is a dedicated study, perfect for remote work or a quiet reading space.
- > Neutral modern bathroom with elegant stone bench-tops and a separate linen press, ensuring plenty of storage.
- > Laundry room with a stone bench-top, offering both style and functionality for your laundry needs.
- > Single garage with parking space for one vehicle, providing secure and convenient parking. Additional gated driveway parking is also available for another vehicle.
- > Electric fence with pedestrian gate.
- > 6.6kW solar power system.
- > LED lights throughout.
- > Samsung ducted reverse cycle throughout.
- > 3,500L rainwater tank.
- > Security doors to the front door and garage exit door.

Details: Certificate of Title | 6197 / 956 Title | Torrens Title Year Built | 2018 Frontage | 13.05 meters approx Cooktop | Gas Council | City of Tea Tree Gully Council Rates | \$TBA pa Water Rates | \$TBC pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.