

10 Elliott Avenue, Holden Hill, SA 5088



House For Sale

Thursday, 11 April 2024

10 Elliott Avenue, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 720 m2

Type: House



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Auction On-Site Saturday 27th April 10:30am

In the thriving suburb of Holden Hill, a beautifully solid brick home emerges as a beacon of potential, set upon a generous 720 sqm allotment (approx). This property, with its trio of bedrooms and sprawling land size, presents an exceptional opportunity for families, investors, or first-time buyers drawn to the appeal of ample space and the vibrant community life that this North Eastern suburb offers. The interior of the home is bathed in warmth from stylish downlights illuminating each space. Floorboards in the bedrooms add a layer of natural elegance and ease of maintenance, while the rest of the home enjoys the timeless appeal and practicality of tiled flooring. The bathroom, a testament to sleek design, features tiles that reach up to the ceiling, accompanied by a bathtub and shower with a separate toilet located directly adjacent, providing streamlined functionality. In the master bedroom, comfort is assured with a ceiling fan and reverse split cycle air conditioning system, ensuring a personalised climate year-round. Continuing through the home, the shared living areas resonate with a sense of openness and connectivity. The kitchen, equipped with a Westinghouse stove and Omega oven, flows effortlessly into the dining and living rooms. Here, another reverse split cycle air conditioner, coupled with roller shutters, offers both comfort and privacy. A separate laundry room with convenient rear access enhances the practical aspects of daily living, leading out to the extensive backyard with a clothesline. Vehicle security is taken care of with a secure single car garage featuring a roller door. Additional gravel space at the front provides parking options for a trailer or caravan, while the front facade's classic white balustrades elegantly frame the inviting front porch. At the back, a verandah stretches from the main roof, offering a shaded outdoor space to look out onto the large yet simple grassed backyard—a canvas awaiting your landscaping creativity and personal touch. This Holden Hill home, with its blend of classic architecture and sturdy amenities, is situated in a locale known for its connectivity and community spirit, close to local shopping centres, parks, and schools, with easy access to the city. It's a place where your home extends beyond its walls, into a neighbourhood rich with opportunity and growth. Here, live comfortably, entertain freely, and envision a future sculpted by your desires. Additional features include:

- Concrete basketball court or fire pit area in the rear backyard
- Roller shutters on most windows
- Subway tiling in the bathroom
- Just a stones throw from Gilles Plains Shopping Centre and only 10km to Adelaide CBD
- Nearby schools include: Wandana Primary School, Pinnacle College, Dernancourt School R-7, St Paul's College, Gilles Plains Primary School, Kildare College, Windsor Gardens Vocational College, Valley View Secondary College

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.