

**10 Mercedes Drive, Holden Hill, SA 5088**

ALL ADELAIDE

**Sold House**

Thursday, 14 March 2024

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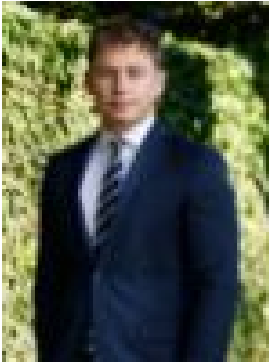
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 750 m2**

**Type: House**



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**\$800,500**

Perfectly positioned in a leafy, family friendly area, nestled on a generous traditional allotment of 750m<sup>2</sup>, this 1964 constructed residence features generous living areas and outstanding alfresco entertaining spaces across a traditional 3-bedroom design. All set in a lush botanic style garden setting with established trees, gardens and pond, the residence offers a harmonic and ambient outdoor space for your everyday living. Investors and developers with a keen eye for value will certainly wish to explore the sub divisional potential of the generous 750m<sup>2</sup> allotment, offering a unique opportunity to demolish and construct 2 brand-new homes. Polished timber floors and high ceilings create an ambient harmony that flows throughout the home. Relax in a generous L-shaped living/dining room where split system air-conditioning and combustion heater cater for your year-round comfort. A functional galley kitchen features wide double sink, freestanding electric stove, timber grain cabinetry, original tiled splash backs and plenty of cupboard space. All 3 bedrooms are of good proportion and all offer built-in robes. The master bedroom features a ceiling fan. An upgraded main bathroom with separate bath and shower, separate toilet and walk-through laundry complete the interior. The fun begins outdoors as you sit back and recline on your elevated rear deck and enjoy the natural harmonic ambience of cascading water from the established garden pond. A cosy studio is a great space for your personal endeavours, while ample shedding, established gardens and vegetable planters provide for those who love the garden. A two-car tandem carport with lock up roller door will accommodate the family car completing a value packed offering, perfect for the 1st time buyer or ideal for those wishing to demolish and develop. Briefly: \* 1964 constructed on generous traditional allotment \* Generous rectangular block of 750m<sup>2</sup> \* Ideal 1st home or perfect investment solution \* Potential to demolish and subdivide to build 2 brand-new homes \* Polished timber floors throughout the home \* Generous L-shaped living/dining room with split system air-conditioner and combustion heater \* Galley style kitchen offers wide double sink, freestanding electric stove, timber grain cabinetry, original tiled splash backs and plenty of cupboard space \* 3 spacious bedrooms, all with built-in robes \* Bedroom 1 with ceiling fan \* Upgraded bathroom with separate bath and shower \* Separate toilet and walk-through laundry \* Full width rear elevated deck with opaque covered pergola over \* Original swimming pool now converted to ambient lily pond \* Established trees, gardens and vegetable planter boxes \* Ample garden shedding \* Cosy studio/storage room \* Two-car tandem carport with lock up roller door Located in a quiet street with nearby access to local parks and reserves. Bentley Reserve Dog Playground and George Crawford Reserve are just around the both in the immediate local area. Woolworths Gilles Plains is just up the road. Local schools include Dernancourt Primary School, Wandana Primary and Windsor Gardens Secondary College. The zoned secondary school is Avenues College. TAFE SA Gilles Plains Campus is easily reachable as is St Pauls College, and public transport to the city and beyond is just around the corner. If you are looking for a quality investment option or inviting first home in a great family friendly location, this could be the one for you. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.