

11 Burton Avenue, Park Holme, SA 5043

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 3 April 2024

11 Burton Avenue, Park Holme, SA 5043

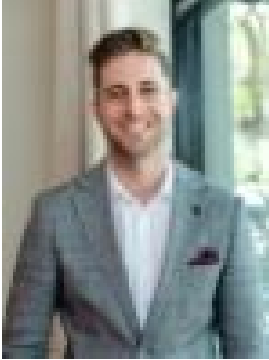
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 363 m2

Type: House



Callan Eames
0431471470



Mason Lucks
0415660707

Best Offers By 22/4 (USP)

Best Offers By Monday 22nd of April at 1pm (Unless Sold Prior). Far from your average cookie-cutter contemporary build, this c2005 bay-window villa has undergone a recent makeover to blend a stylish and neutral palette with its easy-care offering of convenience between city and coast. Completely freestanding apart from an adjoining garage wall, you're encouraged to enjoy privacy and a low-maintenance lock-up-and-leave lifestyle from this prized 363sqm Torrens-titled parcel. The heads of the house will instantly be impressed by the sizable luxury provided by the master suite, fitted with feature wall sconces, ribbed panelling and recently replaced loop carpets that soak up the natural warmth stemming from the sheer-curtained bay window, before leading through to a spacious walk-in robe and ensuite. Floating floors guide past a central courtyard perfect for undercover entertaining, extra vehicle storage or a peaceful morning coffee spot, before arriving at two further bedrooms – also fitted with soft loop carpets and sharing central access to a three-way bathroom. Emerging at a subdued expanse of open plan living, you'll love relaxing within a stylish space that grants ample room for a family modular and dining room table with plenty of space leftover. Showcasing a range of quality appliances including new Euro ceramic cooktop, Westinghouse electric oven, Ariston dishwasher & gooseneck pull-out tap, the remodelled kitchen not only pleases the eye but promises to bring ease and enjoyment to cooking duties. Taking outdoor entertaining to that next level, sliding doors extend to reveal and integrate a newly constructed alfresco, favourably positioned to face north and wrapped in good neighbour fencing to provide a spacious and secure domain for kids and pets to play. Positioned to pure perfection with centrality to both the tranquil coastline and bustling CBD, you'll love the ease of having public transport, quality education and Westfield Marion on your very own doorstep from Park Holme. Even more to love:- North-facing rear orientation- Secure garage with internal access & rear roller door- Further off-street parking to driveway & central courtyard- Ducted R/C air conditioning- Ceiling fans to bedrooms & alfresco- Alarm system- 2.7m ceilings- Freshly painted throughout- Upgraded flooring, LED downlights & window furnishings- New skirting, architraves, power points & light switches- Freshly landscaped front & back- Gas point to BBQ area- 400m to bus stop & 900m to train station- 10-minutes to both Glenelg & CBD- Zoned for Hamilton Secondary College- Proximity to Ascot Park Primary, Hendrie Street playground, Coles Park Holme, Marion Outdoor Pool, Westminster & Sacred Heart College

Land Size: 363sqm
Frontage: 10.79m
Year Built: 2005
Title: Torrens Title
Council: City of Marion
Council Rates: \$1600
PASA Water: \$165.20
PQES Levy: \$140
PA
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.