

17a Nilpena Avenue, Park Holme, SA 5043



House For Sale

Thursday, 9 May 2024

17a Nilpena Avenue, Park Holme, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 370 m2

Type: House



Leann Selfe

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BEST OFFER BY 21/5 \$745K

This gorgeous TORRENS TITLE villa style courtyard home, with large rear garden, is set amongst many young, up-and-coming homes in a prime spot close to Marion Road and all its conveniences. Our owner is downsizing into a retirement village and set a very realistic reserve selling price at only \$745,000 to ensure a swift sale! The BEST OFFER (with most favorable conditions) received at this price (or above) by TUESDAY 21ST MAY at 1.00pm will buy. Early offers are welcome. Presented to perfection, this delightful villa is an affordable option for those starting out or slowing down. Inside you'll find ...* The large open plan casual living area soaks up the northerly sunny aspect. It's the perfect place to curl up on the lounge with a good book!!* Most practical central Blackwood kitchen with large walk-in corner pantry; gas cooktop and electric wall oven. There's microwave provision, a dishwasher and plenty of bench space* A cosy separate sitting room enjoys a western outlook to side courtyard with auto shade blind* Three bedrooms, master with walk in robe through to ensuite* Other two bedrooms both have built-in robes* Most practical three-way family bathroom with separate vanity room, toilet and bathroom, ensuring no more morning queues!* Ducted reverse cycle air conditioning keeps the seasons at bay-you'll never need to worry about the summer heat again!* Single garage UMR offers direct access into the home* Large, pitched verandah and paved area is the perfect spot for entertaining & relaxing* The rear garden is larger than most you'll see in today's courtyard homes with plenty of room for kids (or grandkids) play equipment, pets to play and the large garden shed perfect for extra storage. Close to everything that matters ... buses, train & tram, local shops, the Bay, Westfield Marion, Flinders Hospital/University, the beach and only a quick 25 minutes to the city this is certainly a suburb poised for even more growth in the coming years! Courtyard homes offering easy care, simple living are always in high demand. A beautifully presented one such as this, will most certainly be snapped up in days! DO NOT MISS THE EARLY OPENS ON THIS ONE - IT IS SURE TO BE SNAPPED UP EARLY!!