

20A Mercedes Drive, Holden Hill, SA 5088



House For Sale

Thursday, 18 January 2024

20A Mercedes Drive, Holden Hill, SA 5088

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 308 m2

Type: House



Fadi Oudih
0455999007



Surinder Singh
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\$535,000 - \$585,000

Nestled perfectly on the high side of a peaceful street, this low-maintenance home, built in 1995, presents an attractive opportunity for first-time buyers entering the market, downsizers or savvy investors seeking an appealing investment opportunity. Situated on a manageable 308sqm (approximate) allotment, the residence features two spacious bedrooms, an open-plan living and dining area, and a central kitchen. The interior is complemented by on-trend timber-look flooring and crisp neutral tones, creating a delightful ambiance throughout each corner of the home. Enjoy moments of relaxation in the spacious combined living and dining area, where natural light gently illuminates the space through a charming bay window. Move through to the practical kitchen, adorned with timeless cabinetry, a freestanding stove, breakfast bar, and tiled splashback, providing a delightful zone for the avid foodie. Both bedrooms are well-proportioned and are equipped with built-in robes. The master bedroom features a large window overlooking a central courtyard, while bedroom two offers a view of the rear yard. A spacious bathroom with a separate bath and shower, along with a separate toilet and walk-through laundry, completes the interior layout. Outdoor entertaining will be a joy under the generous pitched roof pergola, featuring a ceiling fan and heating, creating an ideal space to enjoy your morning coffee or host memorable gatherings. The rear yard is complete with generous lawn, a garden shed, and an established garden bed. A single garage with a roller door offers secure car storage, and ducted reverse cycle air-conditioning ensures year-round comfort. The addition of a 5.7kW solar system provides a sustainable and cost-effective energy supply. Don't miss the chance to own this Holden Hill Gem! Features that make this home special:- Master bedroom with built-in robe and views on the courtyard - Bedroom two with built-in robe and views of the rear yard - Light filled lounge and dining room with charming bay window - Timeless kitchen with gas cooktop, tiled splash back, breakfast bar and ample storage - Main bathroom with bath, shower and separate toilet - Valuable laundry with external access- Sensational rear courtyard with pitched roof pergola with ceiling fan and manicured garden- Garden shed- Several large raised garden beds- Single garage with automatic roller door- Ducted reverse cycle air-conditioning - 5.7Kw solar system with GoodWe inverter Superbly located minutes from O-Bahn link to city and a short distance away from all the shopping and entertainment that Westfield Tea Tree Plaza and Hope Valley Shopping Centre have to offer. Various sporting grounds and parks are nearby. Paradise and Tea Tree Plaza interchange are a short drive away for an easy commute to the CBD. Additionally in close proximity to a variety of excellent public and private schools, including Kildare College, Modbury High, Modbury Preschool to Year 7 and Dernancourt School R-7. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174