

23 Duncan Avenue, Park Holme, SA 5043



Sold House

Saturday, 24 February 2024

23 Duncan Avenue, Park Holme, SA 5043

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 629 m2

Type: House



Rocco Monteleone
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\$900,200

This beloved family residence eagerly awaits its next phase. Meticulously cared for and boasting a generous floor plan, numerous possibilities await. Retaining glimpses of its original charm throughout, this home is perfect for families and investors looking to upsize or downsize. Tailor-made for comfortable and low-maintenance living and perfect for entertaining. Embrace the instant warmth of this home with light-filled living areas and functionality seamlessly woven into every corner. Indulge in relaxation within the secluded lounge or convene in the expansive dining area, perfect for relishing culinary delights crafted in the well-appointed kitchen. Enjoy a morning coffee in the cosy meals area embracing floor-to ceiling windows that invite the gentle warmth of the morning sun or the refreshing breeze. Enjoy effortless comfort in three generously-sized bedrooms, each offering the opportunity to create a personalised haven. All bedrooms boast carpeted flooring, with built-in cupboards in bedrooms two and three and a spacious built-in robe in the master bedroom. Conveniently nestled between the bedrooms, you'll find the bathroom, complete with a separate toilet for added convenience. The adaptable backyard provides an array of entertainment possibilities with two pergolas and a double garage converted into a recreational space or tailored to your preference. **MORE TO LOVE:-** Solid brick- Separate lounge room with carpeted flooring, built-in shelves & an electric wall heater- Formal dining with tiled flooring & two electric wall heaters- Second meals area with floor-to ceiling windows- Original kitchen with abundance of storage & bench space- 5 burner cook-top & double stainless steel sink- Bathroom with a bath-tub, shower & vanity- Separate laundry with separate toilet- Three spacious bedrooms with plenty of storage- Bedroom two & three with with built-in cupboards, bedroom one with a built-in robe- Ducted R/C air-conditioning throughout- Double roller door garage or versatile rumpus room with a cellar in the backyard- Garage/rumpus room with rendered ceilings- Two separate pergolas, one with a ceiling fan & tiled- Verandah along the back of the home - Spacious & low maintenance yard- Storage shed - Drive through carport- Overlooks Hendrie Street Reserve Nestled in Park Holme, this home offers unbeatable convenience. Park Holme Shopping Centre and Castle Plaza are just a short drive away, along with attractions like Marion Outdoor Pool and Oaklands Wetlands Reserve. Within 10 minutes, you can reach Westfield Marion and Jetty Road Glenelg, boasting specialty shops, cafes, bars, restaurants and the picturesque coastline. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6> Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.