

23 Malcolm Avenue, Holden Hill, SA 5088



Sold House

Thursday, 19 October 2023

23 Malcolm Avenue, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 148 m2

Type: House



Bradley Foster

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Contact agent

Best Offers By 5pm Tuesday the 18th July 2023, unless sold prior. Say hello to modern sophistication with this recently constructed three-bedroom home, where high-quality fixtures and fittings combine to create a truly upscale living experience. Welcome home to 23 Malcolm Avenue, peacefully tucked away in Holden Hill, where you can enjoy the privacy of no rear neighbours and embrace the natural beauty of Hope Valley Reservoir Reserve just steps away from your back door. Enjoy spacious open plan living, a luxurious kitchen, three generously sized bedrooms, including the master with an ensuite, and a charming outdoor entertaining area - creating a home that is ready for your enjoyment. Step inside and be impressed with a spacious entrance, complete with floor to ceiling windows, offering versatile potential as a separate sitting room or a functional home office space. Continue down the hallway and discover three well sized bedrooms, each with floor-to-ceiling built in wardrobes, plush carpeting, and plenty of natural light. The master bedroom boasts a stylish ensuite bathroom, showcasing high-quality fixtures, elegant tapware, and beautifully tiled walls. The main bathroom mirrors these impeccable finishes, with a built-in bath and a spacious shower, adding to the overall sense of style and sophistication. Experience the heart of luxury living at the rear of this home, where an expansive open plan kitchen, dining, and living area awaits. With soaring 3-metre ceilings, beautiful large tiles, and high-quality finishes, this space truly embodies luxury. The sleek kitchen is equipped with top-of-the-line European stainless-steel appliances including a gas cook-top and dishwasher. The combination of stone benchtops, contemporary cabinetry, and elegant pendant lights turns the space into something truly special. The meals and lounge area flow seamlessly from the kitchen, providing an ideal setting for family gatherings. Transition smoothly from indoor to outdoor living through the wide aluminium stacker doors, leading to a charming outdoor patio and courtyard. The pitched ceiling enhances the sense of spaciousness, perfect for year-round entertainment and enjoyment. A well-sized artificial lawn area provides a welcoming space for children and pets to play, while the tranquil shade from neighbouring trees enhances the peaceful ambiance. Nestled in the heart of Holden Hill, this location offers unparalleled convenience. Nearby Gilles Plains and Dernancourt shopping centres provide easy access to your daily essentials, while Westfield Tea Tree Plaza offers a world-class shopping and dining experience just moments away. Nature enthusiasts will delight in the proximity to Hope Valley Reservoir Reserve, offering scenic walking and cycling trails. Malcolm Reserve, a serene park with breathtaking reservoir views, is just a few metres down the street, while Bentley Reserve, with its oval, tennis court, playground, and dog park, is a short stroll away - an ideal spot for Sunday picnics. Families will appreciate the excellent schools nearby, including Kildare College, Avenues College, Dernancourt School, and Paradise Primary School. And with the Adelaide CBD only 20-minute drive away, this location truly encompasses the best of everything. Check me out;- Recently constructed modern architecturally designed home- Light and bright gallery entrance and study area- Three spacious bedrooms with plush carpet and floor to ceiling robes- Master bedroom with ensuite bathroom- Modern family bathroom with high quality fixtures and tapware- Contemporary design kitchen with stainless steel appliances, stone benchtops, breakfast bar, modern cabinetry and stylish pendant lights- Spacious living and dining with sliding stacker doors to the exterior- Paved undercover alfresco with ceiling fan and well-sized artificial lawn area- 3-metre-high ceilings in the kitchen, dining and living area- Single garage with auto panel lift door, laundry alcove and internal access door- 600mm x 600mm floor tiles and downlights throughout the living areas- Ducted air conditioning throughout- Rainwater tank- Superb location, minutes from Tea Tree Plaza Shopping Centre and Gilles Plains Shopping Centre- A short stroll to Hope Valley Reserve Reservoir, Bentley Reserve and Malcolm Reserve- Great schooling options nearby including Kildare College and Avenues College Specifications: CT // 6155/257 Built // 2016 Land // 254 sqm* Home // 151 sqm* Council // City of Tea Tree Gully Nearby Schools // Kildare College, Avenues College, Holden Hill Kindergarten, Wandana Primary School, Dernancourt School, Paradise Primary School, Modbury High School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Bradley Foster - 0413 876 516 bradleyf@eclipse realestate.com.au Aidan Anthony - 0423 319 554 aidana@eclipse realestate.com.au RLA 277 085