

25 Holder Road, Hove, SA 5048



House For Sale

Tuesday, 19 March 2024

25 Holder Road, Hove, SA 5048

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 700 m2

Type: House



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Auction (USP)

Welcome to 25 Holder Road, located in the highly sought-after suburb of Hove, where coastal living meets family comfort. This spacious family home sits on a generous 700sqm (approx) block, offering ample space for every member of the family to thrive. As you step inside, the charm of polished timber floorboards greets you, leading you into a spacious living area adorned with a magnificent brick fireplace, perfect for cozy evenings with loved ones. An additional snug living space at the rear of the house offers versatility and convenience. The heart of the home lies in its white and bright kitchen, boasting ample cupboard storage, stainless steel appliances, and a gas stovetop for culinary enthusiasts. Whether it's preparing family meals or entertaining guests, this kitchen caters to every need. With four bedrooms within the main house, each adorned with built-in robes, there's plenty of room for relaxation and privacy. For added flexibility, a detached rumpus room serves as a fifth bedroom, ideal for guests or teenagers seeking their own space. The contemporary main bathroom, featuring a deep bath tub and separate shower, ensures comfort and convenience for all. Venturing outside, the rear yard beckons with an undercover entertaining area, perfect for enjoying al fresco dining. A lush grassed area provides a safe haven for children to play, while a sparkling in-ground swimming pool promises endless summer fun for the whole family. Additional features include ducted air conditioning throughout, a garden shed for outdoor storage, and a large carport accommodating up to three cars. The well-established garden at the front of the property adds to the home's inviting charm. Perfectly positioned, 25 Holder Road offers proximity to Hove Beach, and essential amenities such as Woolworths Brighton and Westfield Marion. Wattle Reserve is a short drive away and includes a playground, basketball area, tennis court, and a volleyball net for sports enthusiasts. Families will appreciate the close proximity and zoning to Brighton Primary School and Brighton Secondary School, as well as being nearby to other quality schools such as Westminster School and Sacred Heart College. With its blend of coastal lifestyle, family-friendly features, and convenient location, this home epitomizes modern living in the vibrant suburb of Hove. Don't miss your chance to make it your own.

What we Love:

- Spacious family home on a 700sqm (approx) block
- Polished timber floorboards throughout
- Two living areas, including one with a magnificent brick fireplace
- White and bright kitchen with stainless steel appliances
- Gas stovetop cooking
- Four bedrooms in the main house, each with built-in robes
- Detached rumpus room serving as a fifth bedroom
- Contemporary main bathroom with deep bath tub
- Undercover entertaining area in the rear yard
- Lush grassed area for children to play
- Sparkling in-ground swimming pool
- Ducted air conditioning throughout
- Garden shed for outdoor storage
- Large carport with space for three cars
- Well-established garden at the front of the property
- Close to Hove Beach and Wattle Reserve
- Near Woolworths Brighton and Westfield Marion
- Zoning to Brighton Primary School and Brighton Secondary School
- Convenient access to Flinders University, Flinders Medical Centre, and Hove Railway Station

Auction: Saturday, 6th April 2024 at 11:00am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.