

2A Aurama Street, Holden Hill, SA 5088

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 12 June 2024

2A Aurama Street, Holden Hill, SA 5088

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



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Recently updated and carefully maintained, this stylish Torrens titled family home awaits on family-friendly Aurama Street. Boasting four bedrooms, two bathrooms and positioned just down the street from Bentley Reserve, enjoy the perks of a generous 'backyard' ideal for exercising the dog, a picnic, or ball games - but without any of the maintenance. Impressively scaled, a commanding two-storey facade rises from behind a row of established pencil pines. Enter into the generous open plan living onto the stylish laminate floors that adorn both levels. A lengthy stone benchtop offers plenty of space to prepare, with lots of storage within sleek cabinetry, and quality appliances including a large rangehood and gas cooktop ensuring every meal is a breeze. To your right, an enclosed entertaining room forms the perfect hybrid of indoor and outdoor living, with a timber deck for that outdoor vibe, and folding doors pushing back to draw that morning sunshine in and encouraging you to entertain on the patio beyond. To the rear of the ground floor, an ideal guest or teen bedroom is fitted with built-in robes, and sits adjacent to its own fully-tiled bathroom. Two fully-tiled bathrooms are generous and modern, with a spa bath for the two-way bathroom. Find three more bright double bedrooms upstairs, two with built-in robes, and a beautifully placed home study, complete with a balcony overlooking the street. This fantastic family home will be sure to please your household as you settle into a rhythm in Holden Hill. Become acquainted with the local dog park, enjoy a pub feed at The Highlander, join Valley View Golf Club, and enjoy weekend walks around Holden Hill Reservoir. Enjoy easy access to local shopping at Woolworths and Aldi at Gilles Plains Shopping Centre, boutique shopping at Westfield TTP, and a breezy commute to the CBD via the Paradise Interchange or North East Road. More to love:- Reverse cycle ducted A/C throughout- Secure carport with panel lift door and more secure off-street parking behind electric gates - Instant gas hot water system- Irrigated front landscaping- Zoned to Avenues College, close to Kildare College, Wandana Primary and Dernancourt School and within the catchment area for Holden Hill Kindergarten- Moments to public transport along North East Road- Just 2.7km to Westfield Tea Tree Plaza and 9.3km to the Adelaide CBD Year Built: 2011 Title: Torrens Council: City of Tea Tree Gully Council Rates: \$1704 PASA Water: \$74.20 PQES Levy: \$131.60 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.