

3/24 Nunyah Avenue, Park Holme, SA 5043



Unit For Sale

Wednesday, 12 June 2024

3/24 Nunyah Avenue, Park Holme, SA 5043

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Brett Brook

0413664434

\$500,000 - \$550,000

**** Best & final offers closing Wednesday 12th June at 12pm **** Deceptively spacious and boasting excellent modern upgrades throughout, this renovated courtyard unit feels more like a small house. Nestled at the rear of a well-maintained group, this hidden gem awaits. Located in the heart of Park Holme, it offers easy access to all essential amenities and is pet-friendly, making it the perfect residence for you and your furry friends. Inside, you'll find a light-filled, open-plan living and dining area enhanced by stunning floor-to-ceiling sheer curtains. This space seamlessly connects to the kitchen, a culinary enthusiast's haven equipped with quality appliances and ample bench and storage space; perfect for preparing home-cooked meals and entertaining family and friends! Down the hallway, two spacious bedrooms await, each featuring expansive built-in wardrobes, ceiling fans, and plush carpeting, creating a cosy and relaxing atmosphere. Conveniently located nearby, the bathroom boasts a bathtub; perfect for unwinding after long days at work. Additionally, the separate toilet simplifies the morning routine, reinforcing the home's functionality and practicality. The laundry provides ample storage solutions and convenient outdoor access. From the open living space, sliding glass doors allow for seamless indoor-outdoor living. Step outside to find an expansive undercover alfresco area, perfect for entertaining family and friends year-round. Families will appreciate the spacious lawn area, ideal for children and pets to enjoy. Positioned to pure perfection, this home offers centrality to both the tranquil coastline and bustling CBD. You'll love the ease of having public transport, excellent schooling opportunities, and Westfield Marion and Castle Plaza only a short drive away! The added convenience of nearby parks and reserves adds to the appeal! More reasons to love this home: - Pet-friendly self-managed strata: fees are \$300 p/q (combined insurance + admin + sinking) - Nestled within a neat and maintained group - Spacious and open living, kitchen and dining space - Kitchen with quality appliances; Emilia oven, gas cooktop, Dishlex dishwasher and ample storage solutions - Breakfast nook in the kitchen - Two spacious bedrooms both fitted with built-in wardrobes - Original ornate ceilings and open windows for natural lighting and sun-soaked living - Stunning floor-to-ceiling sheers throughout - Expansive outdoor undercover entertaining space - Large lawn area; perfect for children and pets to play - Single garage plus space for a second car in the driveway - At the rear of three units for optimal privacy and seclusion - Split system airconditioning - Nearby an array of public transport solutions - A short drive to Westfield Marion Shopping Centre, or Castle Plaza Rates - Strata : \$300(combined admin, sinking, insurance) per quarter approx ESL : \$144.69 per year approx Council : \$295.37 per quarter approx SA Water Sewer : \$79.50 per quarter approx SA Water Supply : \$74.30 per quarter approx SA Water Usage : shared 1/3 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 RLA 276447.