

3 Duncan Avenue, Park Holme, SA 5043

Sold House

Monday, 4 September 2023

3 Duncan Avenue, Park Holme, SA 5043

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 418 m2

Type: House



Trinity Egglestone
0406944085

\$1,350,000

Every now and then a property comes along that's not like the rest. You can tell it hasn't been constrained by budget or "normal" design standards. What happens when you can design and build with this kind of freedom? You create a home that will be admired by many and adored by its owners. Stallard Meek Flightpath Architects and Calca Constructions have taken our vendors' dreams and made them a reality. Built to exacting standards and creating a modern living environment while also combining heritage features and materials that pay tribute to the historical nature of the area, from the nearby Marion Vineyards planted in 1907 to the neighbouring Ayrwood House circa 1866. Its imposing two storey design, 17m wide frontage and solid front fence give this home immense street appeal. Situated on a generous 418sqm allotment and spanning over 220sqm of living space this brand-new, custom-built home offers spacious yet low maintenance living. A tour of the ground floor will take you through the separate formal lounge and 4th bedroom/study. Large powder room, and a laundry with ample cupboard space with more really handy storage under the stairs. Once you get to the open plan living area you will be wowed by its North facing orientation and floor to ceiling windows taking in all that wonderful light and warmth. The stunning kitchen is complete with stone benchtops, Electrolux induction cooktop, 900mm oven and dishwasher with a butler's pantry to top it all off. There is convenient internal access from the oversized double garage featuring a panel lift door and also drive through access to the paved and private rear courtyard. Climbing the feature timber stair case leads you to three more bedrooms and the main bathroom complete with a full size bath and floor to ceiling tiling. The master bedroom takes pride of place at the front of the home and enjoys panoramic views from its wide balcony. It features a raked ceiling that gives an incredible feeling of space and of course offers a lovely walk-in robe and ensuite. Located in the sought-after suburb of Park Holme, this property offers easy access to local amenities including Park Holme Shopping Centre, a short drive to Westfield Marion and Jetty Road, Glenelg. Enjoy a short stroll to the Hendrie Street Reserve which features a huge playground and bike track, great for entertaining kids or for some summer fun you also have the Marion Outdoor Pool catering not only for the kids but also for adults who enjoy exercising by swimming some laps. There are plenty of schooling options with Ascot Park Primary on the same street and Westminster nearby along with public transport options. Other features we love about this property:- Intercom system and automatic pedestrian gate- Remote control driveway gates- 6.4kw solar electrical system- Irrigation system- Ducted reverse cycle air conditioning- Security system

Property Details: Council: City of Marion Land Size: 418sqm House Size: 220sqm approx. Year Built: 2023 Council Rates: \$1,402.65pa SA Water Supply: \$622.24pa Don't miss out on this incredible opportunity! Contact Jarad Henry or Trinity Egglestone to arrange a viewing of this fantastic property. Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings. 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. RLA 182909