

**34 Gaelic Avenue, Holden Hill, SA 5088**

ALL ADELAIDE

**House For Sale**

Thursday, 9 May 2024

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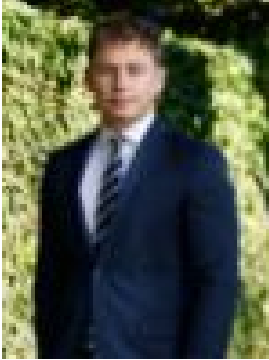
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 359 m2**

**Type: House**



Blake Bryant  
0476957176

## **Auction On Site: Saturday 25th of May at 4:30pm**

Delightfully nestled in a great central location between the River Torrens Linear Reserve, Bentley Reserve, Gillies Plains Shopping Centre and Avenues College, this outstanding courtyard residence boasts 5 generous bedrooms, 3 separate living areas and a refreshing contemporary décor. Perfect for the larger family or investors with an eye for quality and appeal, the home welcomes us with sleek porcelain tiles, fresh neutral tones, high ceilings and LED downlights. Quality pendant lighting adds a refined ambience while a generous open plan design creates space and comfort for the entire family. Relax in a light filled formal lounge adjacent the entrance or step on through to a large combined living/dining room where a stylish modern kitchen overlooks. Cook in contemporary comfort with composite stone bench tops, stainless steel appliances, sleek tiled splash backs, crisp white cabinetry, spacious walk-in corner pantry, wide breakfast bar, double sink and ample cupboard space. The home keeps giving with an enclosed verandah offering that valuable 3rd living space, complete with 2nd kitchen area and ample room for your utility requirements, storage or hobbies. A clever low maintenance paved rear yard offers plenty of space for the kids and pets and ample room for any future alfresco or outdoor improvements (STCC). All 5 bedrooms are of good portion, all featuring crisp floating floors. The master bedroom offers a walk-in robe and ensuite bathroom. Bedrooms 2 and 3 both have built-in robes. A clever 3 way bathroom with open vanity will cater for those busy school and work mornings while a handy walk-through laundry completes the living spaces. Ducted reverse cycle air-conditioning will ensure your year-round comfort, 16 solar panels will keep the energy bills low, while a single garage with auto panel lift door accommodates the family car. Ideal for the larger family or the perfect investment option, this one is packed with features from front to rear and ready to move in and enjoy. Briefly:\*

- \* Spacious courtyard residence in great lifestyle location
- \* Centrally positioned close to local schools, shopping and reserves
- \* 5 spacious bedrooms and 3 separate living areas
- \* Formal lounge adjacent the entrance
- \* Sleek tiled floors, fresh neutral tones, high ceilings and LED downlights
- \* Large open plan family/dining room with kitchen overlooking
- \* Kitchen features composite stone bench tops, stainless steel appliances, sleek tiled splash backs, crisp white cabinetry, spacious walk-in corner pantry, wide breakfast bar, double sink and ample cupboard space
- \* Enclosed rear verandah/utility room with 2nd kitchen
- \* Low maintenance paved rear yard with ample room for kids and pets
- \* All 5 bedrooms with fresh floating floors
- \* Bedroom 1 with walk-in robe and ensuite bathroom
- \* Bedrooms 2 & 3 with built-in robes (mirror panel doors)
- \* Clever 3 way bathroom with open vanity
- \* Walk-through laundry with exterior access
- \* Ducted reverse cycle air-conditioning
- \* Single garage with auto panel lift door
- \* 16 solar panels for reduced energy bills

Located in a quiet street with nearby access to local parks and reserves. Bentley Reserve Dog Playground and George Crawford Reserve are just around the both in the immediate local area. Woolworths Gilles Plains is just up the road. Local schools include Dernancourt Primary School, Wandana Primary and Windsor Gardens Secondary College. The zoned secondary school is Avenues College. TAFE SA Gilles Plains Campus is easily reachable as is St Pauls College, and public transport to the city and beyond is just around the corner. If you are looking for a quality investment option or inviting larger home in a great family friendly location, this could be the one for you. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.