

37 Nunyah Avenue, Park Holme, SA 5043

**NOAKES
NICKOLAS**

House For Sale

Thursday, 18 January 2024

37 Nunyah Avenue, Park Holme, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 562 m2

Type: House



Jordan Tresidder
0478727400



Callan Eames
0431471470

Best Offers By 29/1 (USP)

Best Offers By Monday 29th January 1pm (Unless Sold Prior). Presenting a delightful opportunity waiting at 37 Nunyah Avenue, Park Holme - a neat, tidy and conventional home that holds promise for both investors and first home buyers. Conveniently located, this property exudes potential, providing ample scope for further enhancements and extensions. An enticing brick-fronted facade gives way to polished timber floors throughout the home, adding warmth and character. With three well-proportioned bedrooms, an updated bathroom, and a modern open-plan kitchen equipped with stainless steel appliances and a dishwasher, this property is just waiting for its next chapter to be written. Key features of the property include:- Polished timber floors that span the home - A comfortable, brick-fronted facade - Decorative ceilings for added charm - Two new Eco Hot Water units- 6.5kW Solar- An updated, sleek bathroom - Four new reverse cycle A/C units- A modern, open-plan kitchen, fitted with stainless steel appliances and dishwasher - A single garage, with additional driveway parking available- Close proximity to Park Holme Shopping Centre Whether you're an investor seeking a promising property or a first home buyer wanting to step onto the property ladder, this Park Holme offering deserves your attention. Land Size: 562sqm Frontage: 12.4m Year Built: 1955 Title: Torrens Council: City of Marion Council Rates: \$1118.80 PASA Water: \$153.70 PQES Levy: TBC 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.