

# 4 Parsons Grove, Park Holme, SA 5043

NOAKES  
NICKOLAS

## Sold House

Thursday, 16 November 2023

4 Parsons Grove, Park Holme, SA 5043

Bedrooms: 3

Bathrooms: 2

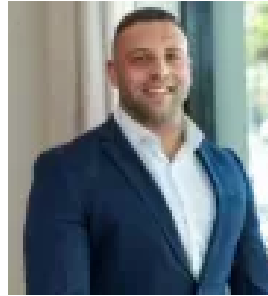
Parkings: 1

Area: 282 m<sup>2</sup>

Type: House



Callan Eames  
0881663989



Jordan Tresidder  
0881663989

## Contact agent

Best Offers By Wednesday November 22nd at 5pm (Unless Sold Prior). From its peaceful position on Parsons Grove, this modern three-bedroom residence fuses serene suburban living with proximity to all the cosmopolitan spoils of the nearby CBD and thriving coastline corridor. Promising a discerning investment or happy home base for a range of buyers, the Torrens-titled 282sqm allotment is both easy to upkeep and even easier to rent out, framed by a welcoming street presence and manicured gardens that are automatically irrigated from front to back perimeter. Facilitating secure internal entry and extra width for both storage and comfortable parking of large vehicles, the automatic roller door of the carport blends perfectly with the rendered façade, concealing a foolproof footprint that adheres to modern standards. Ensuring the household heads are well looked after, the front-facing master is filled with light streaming through wistful sheer curtains and enjoys private access to an ensuite and walk-in robe. Neutral tiling leads down the hallway to two side-by-side bedrooms, both boasting built-in robes and central access to an adjacent main bathroom that features crisp finishes and convenient separate toilet. From the contemporary kitchen that will remain forever timeless thanks to quality appliances and stone benchtops, you'll always be connected to your company within the open plan living and dining, before seamlessly extending to an impressive rear yard through sliding doors. Out here, magic hour is always well spent under the protection of a lofty pitched pergola, providing the perfect place to enjoy your morning cup of coffee or evening meal, all with a verdant outlook onto your own lush patch of lawn privately wrapped in established hedging and good neighbour fencing. From your front door, Parsons Grove Reserve connects you directly to limitless leisure-filled hours spent at Hendrie Street playground and Marion Outdoor Pool, whilst you're a 5-minute drive away from every shopping amenity of Westfield Marion, the café culture of Jetty Road and the crystal-clear coastlines of Somerton Park and beyond. Even more to love:- Torrens-titled, easy-care allotment- Secure carport with roller door, extra storage & internal access- Gas cooktop & dishwasher- Security system- Panasonic ducted R/C air conditioning- 2.7m ceilings- Fully irrigated front & rear gardens- RWT plumbed to toilet- Zoned for Hamilton Secondary College- 300m to Ascot Park Primary- Proximity to Ascot Park train station, Coles Park Holme, Westminster & Sacred Heart College Land Size: 282sqm Year Built: 2010 Title: Torrens Council: City of Marion Council Rates: \$1560 PASA Water: \$265 PQES Levy: \$139.20 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.