

40 Gaelic Avenue, Holden Hill, SA 5088



Sold House

Thursday, 12 October 2023

40 Gaelic Avenue, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 710 m2

Type: House



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\$715,000

Auction Location: On Site Elevate your imagination and zhush up this pristine canvas, turning it into your own contemporary masterpiece! This untouched three-bedroom abode, in original condition, sits on a generously sized traditional allotment and spanning 710sqm (approximately). Inside, this abode unveils three generously proportioned bedrooms, ensuring ample space for rest and relaxation. The comfortable lounge seamlessly flows into an adjacent family and dining area, fostering a sense of togetherness and comfort. The large kitchen retains its original charm with timeless features and a convenient gas stove top. Completing the floorplan is a centrally located bathroom, a walk-through laundry, and two separate toilets, adding practicality to the mix. Outside, it boasts a vast, open rear yard including a large shed with added storage, secure garage and extended carport and ample room that invites you to unleash your creativity. This property offers an unspoiled, yet comfortable starting point to craft the home you've always envisioned. With an expansive 18m (approx.) frontage, the potential for this home knows no bounds (subject to planning consents). Features that make this home special:- Three well-sized bedrooms- Central bathroom with shower, separate bath and vanity- Separate toilet for added convenience - Functional laundry with external access to the verandah- Neat and tidy kitchen with gas cooktop, ample cupboard and bench space + direct external access perfect for when entertaining guests - Family/dining room with split system air conditioner and skylights, adjoining to the kitchen- Lounge room with wall heater and French doors opening to the family/dining room- Expansive outdoor verandah overlooking generous backyard- Outdoor toilet for convenience - Double length carport with roller door and drive through access to garage which has a panel door and external access- Spacious shed with roller door - Additional storage space Superbly located minutes away from all the shopping and entertainment that Westfield Tea Tree Plaza and Hope Valley Shopping Centre have to offer. Various sporting grounds and parks are nearby. Paradise and Tea Tree Plaza interchange are a short drive away for an easy commute to the CBD. Additionally in close proximity to a variety of excellent public and private schools, including Kildare College, Modbury High, Modbury Preschool to Year 7 and Dernancourt School. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174