

42b Nilpena Avenue, Park Holme, SA 5043

HARRIS

House For Sale

Monday, 8 January 2024

42b Nilpena Avenue, Park Holme, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 183 m2

Type: House



Sam Bennett
0883342700



Kevin Renard
0883342700

\$630k-\$680k

Best Offers By 12pm on Monday 29th of January at 2024 (Unless Sold Prior)Welcome to 42B Nilpena Avenue, Park Holme – a modern gem boasting a 2009 build and situated at the back of the block within a community title arrangement. This property offers a perfect blend of comfort and convenience, making it an ideal home for families or savvy investors. Step inside, and you'll find the master bedroom positioned at the front of the home. This retreat features a spacious walk-in robe and direct access to the generous two-way bathroom, complete with a separate bath and shower, as well as ample storage. Bedrooms 2 and 3 are equally impressive, both equipped with built-in robes to cater to your storage needs. Continuing through the home, an open plan living and dining area awaits at the end of the hallway. Glass sliding doors seamlessly connect this space to the backyard, where you'll discover a paved pitched pergola area and artificial lawn – creating the perfect low-maintenance yard for relaxation and entertaining. The kitchen, a highlight of the home, showcases a 20mm stone benchtop and a gas cooktop, providing both style and functionality. Enjoy additional features such as plantation shutters, a split system in the living area for climate control, and a ceiling fan in the master bedroom for added comfort. The single carport, complete with an automatic roller door, accommodates one vehicle, with additional space for another car to park conveniently. This property not only offers a comfortable and stylish living environment but also boasts an excellent location. A short walk takes you to bus stops and Mulcra Avenue Reserve Playground, while a brief drive brings you to Drakes Ascot Park and Westfield Marion – ensuring all your shopping and recreational needs are easily met. Currently, this fantastic property is tenanted at \$520 per week, providing an attractive investment opportunity. The tenancy agreement extends until 4th November 2024, offering a secure income stream for the discerning investor. Don't miss the chance to make 42B Nilpena Avenue your home or investment. Contact us now to arrange an inspection and discover the lifestyle and value this property has to offer!

Specifications:CT / 6041/855Council / MarionZoning / Housing Diversity NeighbourhoodBuilt / 2009Land / 183m2Council Rates / \$1310.06paStrata Rates / \$161.41pqStrata Manager / Privately ManagedEmergency Services Levy / \$124.80paSA Water / \$221.73pqEstimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Ascot Park P.S, Forbes P.S, Marion P.S, Clovelly Park P.S, Edwardstown P.S, Hamilton Secondary College, Springbank Secondary CollegeDisclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409