

44 Tiparra Avenue, Park Holme, SA 5043



Sold House

Thursday, 9 November 2023

44 Tiparra Avenue, Park Holme, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 700 m2

Type: House



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\$800,250

Say hello to 44 Tiparra Avenue, a remarkable opportunity in the heart of the highly desired Park Holme neighbourhood. This Torrens Title residence, built in 1970, is a rare find offering a substantial 700 sqm* allotment with a frontage of 17.37 metres*, this one has a vast potential for renovation, redevelopment (STCC), or to simply enjoy as a great family home or investment opportunity. As you step through the front door, you are immediately greeted by a large and inviting formal living area bathed in natural light. This living space is well-appointed with heating and a split system air conditioner, ensuring comfort year-round. The central hub of this home is a spacious open kitchen and dining area, perfect for accommodating a family of any size. The kitchen is equipped with a gas cooktop and features a skylight, providing a bright and airy atmosphere for meal preparation. For those who love outdoor dining and entertaining, you'll be delighted to discover a large undercover decked area accessible from both the dining and living rooms, making it easy to extend your family dinners to the fresh air. The master bedroom is generously proportioned and boasts a substantial built-in robe, providing ample storage space. Two additional bedrooms are adorned with plush carpeting and wide windows, one of which includes a built-in robe. The original bathroom features a spacious built-on bath and a separate shower, while the separate WC ensures added privacy and convenience for the household. Outside, a substantial yard caters to the needs of a growing family and includes a large in-ground concrete pool, perfect for relaxation and recreation during the warm summer months. Additional features of this property include a single garage with drive-through access, ideal for secure parking, and a large shed capable of housing multiple vehicles or recreational equipment. This location is truly second to none, being a stone's throw to Cowra Crescent Reserve and within minutes from multiple parks & playgrounds - not to mention only 1km away from the Marion Outdoor Pool. Schools are easily accessible too with Westminster School, Warradale Primary & Marion Primary School all close by. Check me out;- Torrens Title, 1970 built - 700 sqm* allotment with a 17.37 metre* frontage - Great family home or investment - Large formal living area - Central kitchen with gas cooktop & sky light - Large undercover decked area - Generous master bedroom with large built-in robe - Additional two beds include carpeting & wide windows - Original bathroom with built-in bath & separate WC - Large grassed area & established landscaping - In-ground, concrete pool - Single garage with drive through access - Large shed/garage - Renovate, build your dream home or develop (STCC) - And so much more... Specifications: CT // 5097/925 Built // 1970 Land Size // 700 sqm* Home Size // 223 sqm* Frontage // 17.37 metre* Council // City of Marion Nearby Schools // Westminster School & Warradale Primary School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. John Ktoris - 0433 666 129 johnk@eclipse realestate.com.au RLA 277 085