

45A Dundee Avenue, Holden Hill, SA 5088

Sold House

Tuesday, 15 August 2023

45A Dundee Avenue, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 353 m2

Type: House



Aaron Hart
0417320049



Sera Swindley
0439357446

\$695,000

Aaron Hart and Harcourts Sergeant welcome you to 45A Dundee Avenue, Holden Hill. Set on a low maintenance 375sqm (approx.) block just a short walk to local reserves, shopping and public transport, this inviting 2011 built residence offers you and your family 2 separate living areas, 3 spacious bedrooms, 2 bathrooms and outdoor entertaining across a conventional 124sqm (approx.) floorplan – a modern design that will appeal to all buyers. The home begins with neutral tones and tiled floors throughout the high traffic areas living - a contemporary ambience that is sure to reflect your own personal style. Enjoy the open plan area at the end of the hallway combining the family, dining and kitchen - an inviting space for gatherings and spending quality time with loved ones. Cook in contemporary comfort with the classic white, modern kitchen featuring stainless steel appliances such as gas cook top, oven, range-hood, dishwasher, and modern double sink. Finished off with plenty of cupboard and bench space including overheads and pantry, white tiled splashback, breakfast bar and microwave provision your new kitchen is designed to inspire your inner chef. All 3 bedrooms are of generous portion, all double bed capable and close to the main bathroom featuring shower, bath, and vanity. The master bedroom boasts an ensuite bathroom and walk-in robe, whilst bedrooms 2 and 3 have built-in robes – a real treat for the whole family. The home also features: - 3kw solar system. - New ducted R/C air-conditioning. - Large outdoor entertaining area with verandah. - 2nd living space/study. - Laundry with direct access to backyard. - Shed. - Sizeable backyard. - Rainwater Tank - Single garage. - Low maintenance. Be spoiled with the convenience of nearby amenities, including Gilles Plains Shopping Centre just a 4-minute drive away, offering a range of shopping and dining options. North East Road is nearby where you'll find almost anything you need, while private and public schools like Kildare and Avenues College are within close proximity. Those who like to get amongst nature will enjoy Tarton and Bentley Reserves, both a short stroll away and with public transport at your fingertips the 22-minute (approx.) commute to the city will be seamless! There's so much to love about this property – don't miss out and call us today. For more information call Aaron Hart on 0417 320 049 or Sera Swindley on 0439 357 446. We look forward to meeting you at our open homes! Year Built | 2011 Dwelling Size | 124sqm (approx.) Land Size | 375sqm (approx.) 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 the Harcourts Sergeant office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 257454