

**5/22 Holland Street, Kingston Se, SA 5275**



**House For Sale**

Friday, 1 September 2023

5/22 Holland Street, Kingston Se, SA 5275

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nedd Golding



Karyn Prelc  
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## Price Guide \$599,000

A new standard in luxurious modern living, this ocean view townhouse will leave you in absolute awe. With recent remodelling and attention to every detail, these residences will attract a wide range of owners craving flawless contemporary comfort, elegance, and style in a sought-after location, within the Kingston SE township. No detail has been overlooked throughout the interior. From the on-trend finishes, open-plan living spaces and high-end features. This home boasts high ceilings with feature lighting to greet you in every room, adding a sense of grandeur, space, and light. The designer kitchen will embrace the multiple light-filled living and dining areas. Imagine hosting guests, relaxing with loved ones, or unwinding at the end of the day. This home promises the lifestyle you've always wanted, with a touch of extravagance. Sitting within a stone throw to the foreshore, there are ocean views from the exquisite, enclosed balcony. Being within distance to the local shops, cafes and pubs, you can even play tennis or lawn bowls just next door. Things we love about this walk-in walk out opportunity (yes the furniture is included!):

**Downstairs**

- Entry via the side rear lane to the garage with electric roller door, under stairwell storage and access straight into the home.
- Ground level entry opens to a retreat area complete with TV/media zone, kitchenette complete with stylish cabinets, sink and built-in fridge.
- Laundry with washer & dryer and plenty of storage (data points in cupboard for NBN).
- Two downstairs bedrooms with built in robes.
- Large bathroom with stylish vanity, walk-in rain shower and heated towel rails.
- Split system air-conditioning.

**Upstairs**

- The enclosed balcony with views to the ocean is a treat, with overhead radiant heater for the cooler months.
- Split system AC in the living area.
- Master bedroom with an amazing fashionista walk-in robe, large ensuite with egg bath and mood lighting.
- Separate powder room with mood lighting for your guests.
- The modern kitchen features an integrated 2 draw dishwasher, built in fridge-freezer, induction cooktop, 900cm Smeg oven, built in Smeg microwave, double sink with separate rainwater tap, plenty of storage and a huge island bench.
- Open plan living with spacious dining area features floating styled timber floors built for heavy traffic.

**Outdoor**

- The fully enclosed yard is low maintenance and has an integrated watering system.

Your next home, holiday residence or investment starts right here. The property is currently running as a holiday or short term rental. All furnishings and chattels can be included in the sale. The adjoining townhouse (Unit 6) is available for sale with similar terms and conditions. Both townhouses are strata titled. Whittles manage this strata agreement. Get in touch with Selling Agents, Nedd Golding or Karyn Prelc for further information and to book your inspection. RLA 277795