

5 Andrew Avenue, Holden Hill, SA 5088



House For Sale

Friday, 3 May 2024

5 Andrew Avenue, Holden Hill, SA 5088

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 419 m2

Type: House



Kuldeep Wander
0423129265



Aditi Kaur
0431000911

Best offers By 7PM 24TH MAY 2024 (USP)

FIRST OPEN INSPECTION THIS COMING SATURDAY 4TH MAY FROM 12:30 PM TO 1:00 PM To Submit an offer Copy this link: <https://form.jotform.com/221648617985874>Kuldeep Wander and his team from EXP Realty and Right Way Real Estate are thrilled to introduce this stunning, nearly new property boasting 4 bedrooms plus a versatile space suitable for a store room, small office, or pooja room. The home features spacious living areas including a family area, a separate living and family area, and a dining area, providing ample room for comfortable living and entertaining. The master bedroom is a true retreat, offering walk-in robes and an ensuite bathroom, while the other three bedrooms are equipped with built-in robes for added convenience. Every bedroom, along with the living and dining areas, is equipped with ceiling fans to enhance comfort. In addition to these features, the property includes modern amenities such as reverse cycle heating and cooling with zoning, ensuring optimal temperature control throughout the year. A solar system is also installed, providing significant savings on electricity bills. The kitchen is a chef's delight, equipped with quality appliances including a Westinghouse cooktop and oven, as well as a dishwasher. A spacious pantry with ample storage adds to the functionality of the kitchen, while LED lights throughout the house contribute to energy efficiency. Step outside to the expansive alfresco area, complete with a ceiling fan, perfect for enjoying the outdoor ambiance under the shelter of the main roof. A well-designed porch area at the front and a beautiful front garden enhance the property's curb appeal. The low-maintenance backyard features natural grass, providing plenty of room for children to play. Parking is convenient with an automatic roller door garage and additional space for another car in the driveway, complemented by ample street parking. Key features: Ceiling Height 2.7 Meters Land size 419m² approx 4 Bedrooms plus store/small office/pooja room Master bedroom featuring walk-in robes and ensuite Other three bedrooms equipped with built-in robes Spacious bedrooms Generous living area Open plan family and dining areas Quality tiled floor throughout the house Modern kitchen boasting quality appliances and a large pantry offering ample storage space LED lights throughout the house Ducted reverse cycle air conditioning for optimal comfort Well-presented front garden with an attractive frontage Single garage with an automatic panel lift door Abundant street parking Low maintenance rear garden providing ample space for kids to play 6.6kW solar system to save money on electricity bills Plus Much More..... This home offers the convenience of being situated near various amenities, including schools, shopping centers, grocery stores, playgrounds, and restaurants, all within a short distance. Nearby facilities include Gilles Plains Shopping Centre, Wander Bros Indian Supermarket, Officeworks, Superauto Cheap, and Tarton Reserve Park, just a two-minute walk away. Additionally, it is conveniently located close to public transport. For families with school-aged children, Wandana Primary School is only 0.7km away, while Kildare College and Avenue College are both 0.8km away. Moreover, it enjoys proximity to the CBD, being approximately 15 minutes away, and is only a 5-minute drive to Modbury Shopping Centre and Hospital. Attention Investors and First-Time Home Buyers: This property is hitting the market for the first time ever and has been impeccably maintained by its current tenants. It offers a fantastic opportunity for rental income, currently leased at \$780 per week. Alternatively, if you're a first-time home buyer, you'll have the chance to move in as soon as the lease expires (Only few months left). Don't miss your opportunity to make this house your new home. Call Kuldeep Wander on 0423129265 for more info. RLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.