

59B Pildappa Avenue, Park Holme, SA 5043

NOAKES
NICKOLAS

House For Sale

Thursday, 1 February 2024

59B Pildappa Avenue, Park Holme, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 257 m2

Type: House



Michael Balawejder
0881663989



Courtney Green
0468389432

Best Offers By 19/2 (USP)

Best Offers By Monday 19th February at 1pm (Unless Sold Prior). Completed in 2018, this stylish three-bedroom home on an easy-care 257m² offers a breezy home base close to the beach, city and shopping in Park Holme. Behind a stylish hebel and glass facade, enter a central hallway onto modern timber look flooring. To your left, a north-facing main bedroom suite includes those large windows, a white and fresh ensuite, and a walk-in robe. Down the hall, two more double bedrooms are fitted with built-in robes and share use of the lovely main bathroom, complete with a bath, shower, and a handy separate toilet. Emerge in the living and take in a wonderful open plan space to relax and entertain. A 2pac style kitchen is generous in scale and is fitted with stainless steel appliances including a gas cooktop, electric oven and dishwasher, with pendant lighting illuminating the breakfast bar. Beyond, the dining and lounge are a blank canvas designed to suit diverse needs and styles, with plenty of room for a generous lounge and dining setting alike. Glass sliding doors open to the lawn, wrapped in private good neighbour fencing and just as versatile as your indoor spaces. Polished yet welcoming, this stylish space will suit a variety of life's stages, from the first home buyer to the professional, relaxed retiree or savvy investor. Enjoy enviable access to Hendrie Street Reserve and Playground, Marion Outdoor Pool, Marion Leisure & Fitness Centre and Oaklands Recreation Plaza. From Pildappa Avenue, embrace your close proximity to suburban beaches, Coles Park Holme, and shopping mecca Westfield Marion. Don't miss these features:- 6.05kw solar system- Reverse cycle ducted A/C throughout- Secure garage with roller door and further off-street parking- Dedicated laundry with external access- Low maintenance landscaping and rainwater tank- Zoned to Hamilton Secondary College, walking distance to Ascot Park Primary and within the catchment area for Ascot Park Kindergarten- Easy access to bus stops along Hendrie Street plus Ascot Park and Marion railway stations- Just 2.5km to Westfield Marion, 3.6km to Somerton Park Beach and 7km to the Adelaide CBD Land Size: 257sqm Year Built: 2018 Title: Torrens Council: City of Marion Council Rates: \$1720.28 PASA Water: \$173.98 PQES Levy: \$148.25 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.