

6 Tiparra Avenue, Park Holme, SA 5043



House For Sale

Thursday, 1 February 2024

6 Tiparra Avenue, Park Holme, SA 5043

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 511 m2

Type: House



Anthony Fahey
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Samuel Parsons
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AUCTION ON SITE

Constructed in 2010 by multiple award winning builders Dechellis Homes, this expansive family residence is sure to impress. Set on a generous 511sqm allotment with plenty of usable private rear yard space, ideal for children and pets. Offering a flexible floorplan comprising of over 260sqm of undercover internal living space, there is room for the whole family. Conveniently positioned in a quiet residential setting and within close proximity to all local amenities including Westfield Marion. With numerous parks, playgrounds, schools, shops and public transport also close by. With opportunities to purchase established family residences in the area hard to come by, don't miss your chance to secure this outstanding offering. Enriched with many fine attributes throughout including: - Large open plan main living area, seamlessly flows to outdoor patio via stacker doors. - Separate dedicated dining area off of the kitchen. - Quality kitchen is equipped with stone benchtops, 900mm freestanding SMEG oven with gas cooktop, SMEG D/W and plenty of cupboard storage. - Primary bedroom is ideally positioned at the rear of the home with views and direct access to the rear yard. Includes a walk in closet and fully tiled ensuite bathroom. - Bedrooms 2 and 3 are both a great size and both include built in robes and ceiling fans. - Option of a 4th bedroom or home office, positioned at the front of the residence. - Spacious second living / theatre room, with access to the side yard. - Main three way bathroom is perfect for larger families and features a separate bath and shower. - Practical laundry room with added storage. - Double garage with space for an additional two vehicles off street behind the electric front gate. - Undercover patio entertaining area with feature decking, also includes mains BBQ connection and an in-built brick pizza oven. - Private rear yard with manicured lawn area, includes established shade trees, plants and fruit trees including orange, lemon and apple. - Manicured formal front garden. - Separate side utility area with drive through access from the garage perfect to store a boat / trailer / caravan, or to provide additional yard space for families. - Zoned ducted R/C system throughout. - Solid Jarrah timber floors to the hallway and main living areas. - 9kw solar electrical system. - Attic storage with ladder, accessed through the garage. - Garden tool shed. - Internet cabling throughout. All this and more in the ever popular and family friendly suburb of Park Holme. Offering easy access to some of Adelaide's best beaches and back into the CBD via Marion or South Roads. With excellent public and private schooling options just a short commute away, this central location ticks all the boxes. Contact Agents for further information. Inspection is a must. Auction on Site Sunday 18th of February at 2pm (unless sold prior). PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. 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. RLA 183205