

**6a Malcolm Avenue, Holden Hill, SA 5088**



**Sold House**

Friday, 3 November 2023

6a Malcolm Avenue, Holden Hill, SA 5088

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 249 m2**

**Type: House**



Sarah Gribovskis  
0421040225



Darren Cowey  
0403051655

**\$650,000**

This stunning 3 Bedroom, 2 Bathroom executive home is situated in a quiet tree lined street within the highly desirable suburb of Holden Hill. Offering the perfect opportunity to just move in and enjoy, this high-quality family home is perfectly positioned within 20 minutes of the CBD and adjacent a delightful reserve and playground. Upon entry the stylish grey travertine tile, 2.7 ceiling and LED lighting sets the tone for this stylish home. The spacious entry offers the versatility as a study space to work from home or the perfect 'drop zone' with direct internal access from the garage. Down the hall you will find 3 generous bedrooms all fitted with plush carpets and built-in robes. The master suite is complete with large built-in robe and luxury ensuite with floor to ceiling tiling. The generous family bathroom is complete with oversized semi-frameless shower, floating vanity and quality fixtures and fitting throughout. The gourmet kitchen features quality stone bench tops, stainless steel appliances, an abundance cabinetry, all overlooking the spacious open plan family living and dining area. Step outside to the paved patio and manicured gardens to enjoy true low maintenance living at its best. Additional Features: -Study nook -LED lighting to living areas -Deluxe Carpets to bedrooms -Semi -frameless shower main bathroom -Plenty of cupboard space and outdoor access to fully fitted laundry -Rear access to garage with internal house access -Auto Panel Lift garage door -Ducted Reverse Cycle Air-Conditioning 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 inquiries and obtain their own legal advice.