

7 Karina Crescent, Holden Hill, SA 5088

HARRIS

House For Sale

Tuesday, 9 January 2024

7 Karina Crescent, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 624 m2

Type: House



Guy Barrett
0405663406

\$700k-\$740k

Best Offers By 12pm Wednesday 24th January 2024 (Unless Sold Prior) Basking in its recent top-to-toe renovation is a solid brick family home that celebrates its subtle Art Deco and mid-century inspirations with the same proud gusto that it caters for the demands of a modern family on its fanned parcel with pool and all at the apex of a peaceful cul-de-sac. Dressed in white and defined by its striking low-pitched roof, we're glad its current custodians decided to re-invent rather than replace this classic home in its up-and-coming suburb, just a 10km-crow-fly from the CBD. Close the front gates behind you and that in-ground pool, covered patio, landscaped gardens and a vibrant hand painted mural ensure you'll enjoy your time outside this light-filled home as much as you will in it. Two main living rooms connect with effortless ease; starting with a lounge room boasting Art Deco cornicing, plantation shutters, not to mention turquoise timber panelling and a feature brick fireplace that add personality and texture to this timeless home. A shuffle across the timber-look floors will transport you to the starring open-plan kitchen with a central granite-topped island, quality stainless steel appliances, a plethora of storage and a theme that sits perfectly between 'country' and 'provincial'. Three bedrooms ensure you can start and grow a family in this move-in-ready home with scope to extend its current footprint further into that generous parcel with a poolside gazebo for good measure. For now, just enjoy the lifestyle it affords within a stroll of Bentley Reserve, dog park, tennis courts and a range of other amenities that bring the local community together, all just a short drive from schools, shopping precincts and the city itself. Hello, Holden Hill. More to love: - Fully renovated, solidly built family home in a quiet pocket of Holden Hill - Deceptively large, secure parcel with plenty of off-street parking - Distinct early-'60s exterior - On-site parking for an additional 3 cars - Large in-ground pool with decked surrounds - High ceilings throughout - Efficient split r/c and ceiling fans - Loads of storage and separate laundry - Updated main bathroom with bathtub and walk-in shower - Dishwasher and plenty of storage and bench space to kitchen - Lounge room and casual meals/dining zone - Moments from Gilles Plains and Tea Tree Plaza shopping precincts - Just 20 minutes from the CBD

Specifications: CT / 5846/892 Council / Tea Tree Gully Zoning / General Neighbourhood Built / 1962 Land / 624m² Council Rates / \$1390.64pa Emergency Services Levy / \$118pa SA Water / \$153.70pp Estimated rental assessment: \$640 - \$670 p/w (Written rental assessment can be provided upon request) Nearby Schools / Dernancourt School, Wandana P.S, Avenues College, Modbury West School, Para Vista P.S

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