

7A Rosyth Road, Holden Hill, SA 5088



House For Sale

Monday, 22 January 2024

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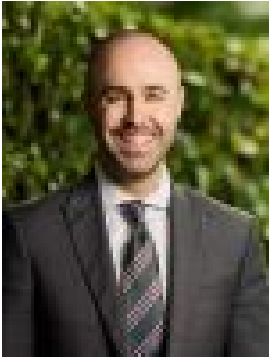
Bedrooms: 3

Bathrooms: 2

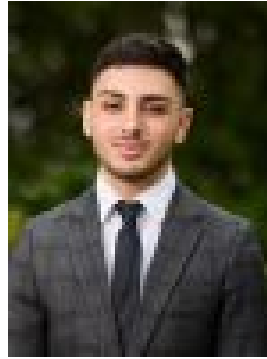
Parkings: 1

Area: 300 m2

Type: House



Nick Borrelli
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Cristian Aloisi
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Auction On-Site Saturday 10th February 5PM (USP)

Discover the perfect blend of modern design and comfort in this welcoming 3-bedroom, 2-bathroom house with 1-car garage. As you step inside, a modern open-plan living, kitchen, and dining area awaits, designed for both style and functionality. Ducted airconditioning throughout and abundance of natural light, the spacious home creates a warm and welcoming atmosphere for you to relax or entertain. The master bedroom offers a walk-in robe and a luxurious ensuite, providing a space to unwind. Indulge in the main bathroom's modern amenities, including vanity storage, a bath, and a spacious shower. Plus a separate toilet to enhance privacy and convenience for you and your guests. The kitchen features a double sink, puratap, and generous area of Stone bench space. Euro appliances including a 900mm oven, 5 burner Gas cooktop, 900mm rangehood and dishwasher make the kitchen a central hub for daily living. The residence extends its charm outdoors with a large entertaining area under the verandah, complemented by a ceiling fan for comfort. The backyard features easy-care garden bed, grassed area and veggie patch offering a serene backdrop for outdoor enjoyment. For secure parking, the property includes a single garage with internal and external access, with additional off-street parking available in the driveway. The home is conveniently located minutes away from the shopping, cafes, restaurants and takeaways dotted along North East Road and only few minutes drive to Gilles Plains Shopping centre, Westfield Tea Tree Plaza and Hope Valley Shopping Centre. Various sporting grounds, ovals, playgrounds, tennis courts and dog parks like Bentley Reserve are nearby. Additionally, Paradise and Tea Tree Plaza interchange are a short drive away for an easy commute to the CBD. The property is also in close proximity to a variety of excellent public and private schools, including Kildare College, St. Paul's College, Modbury Preschool to Year 7 and High School and Dernancourt School, making it a prime candidate as a home for a young family.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \ Land | 300sqm (Approx.) House | 158sqm (Approx.) Built | 2016 Council Rates | \$TBC pa Water | \$TBC pa