

8 Graham Avenue, Holden Hill, SA 5088



House For Sale

Thursday, 13 June 2024

8 Graham Avenue, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 754 m2

Type: House



Joshua Faddoul
0870817722

\$730,000

Subdivision approval in place. For more information and a copy of the approval, please contact Joshua Faddoul. Say hello to a fantastic opportunity to secure a tidy home situated on a generous 754 sqm* allotment, ready for immediate occupancy or an exciting new development or renovation project. Welcome home to 8 Graham Avenue, nestled in Holden Hill and just moments away from a variety of shopping, parks, and schools. As you step inside, you'll be greeted by a charming front lounge featuring a retro vaulted ceiling and bathed in natural light from a large window. This area, kept comfortable year-round with a split-system air conditioner, flows seamlessly into an open-plan kitchen and dining area, perfect for connecting with friends and family during gatherings. With three well-proportioned bedrooms and a well-appointed bathroom, this home has all the fundamentals for a remarkable transformation. For developers, this is a no-brainer. With the potential to knock down and develop multiple homes on this sizeable lot, the potential is undeniable. Nestled in the heart of Holden Hill, this location offers unparalleled convenience. Nearby Gilles Plains and Dernancourt shopping centres provide easy access to your daily essentials, while Westfield Tea Tree Plaza offers a world-class shopping and dining experience just moments away. Nature enthusiasts will delight in the proximity to Hope Valley Reservoir Reserve, offering scenic walking and cycling trails. Malcolm Reserve, a serene park with stunning reservoir views, is just around the corner, while Bentley Reserve, with its oval, tennis court, playground, and dog park, is a short stroll away – an ideal spot for Sunday picnics. Families will appreciate the excellent schools nearby, including Kildare College, Avenues College, Dernancourt School, and Paradise Primary School. And with the Adelaide CBD only 20-minute drive away, this location truly encompasses the best of everything. With its enviable location and abundant potential, this property represents an excellent renovation or development opportunity that is not to be missed. Check me out: – Torrens Title, 1963 built – 754 sqm* allotment – Three well sized bedrooms – Open plan living, dining and kitchen – Tidy kitchen with tiled backsplash – Bathroom with built-in bath and 3/4 tiled walls – Split-system air-conditioner to lounge – Enormous backyard with verandah – Large garden shed – Great location, minutes from Gilles Plains Shopping Centre and Dernancourt Shopping Centre – Great schooling options nearby including Kildare College

Specifications: CT // 5639/634 Built // 1963 Land // 754 sqm* Home // 132.3 sqm* Council // City of Tea Tree Gully Nearby Schools // Kildare College, Avenues College, Dernancourt School

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Joshua Faddoul – 0417 785 277 joshuaf@eclipserealestate.com.au RLA 277 085