

8 Vineview Walk, Park Holme, SA 5043



House For Sale

Monday, 29 April 2024

8 Vineview Walk, Park Holme, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Wayne Tuong
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Auction (USP)

Discover the perfect blend of serene suburban charm and urban convenience in this stunning standalone house, nestled in a quiet, open-ended cul-de-sac in the dynamic suburb of Park Holme. As you step onto the picturesque, paved street of Vineview Walk, you're greeted by this inviting 3-bedroom home that beautifully balances secure living with a peaceful ambiance. Ideal for families looking for a haven, first-time buyers seeking a seamless start, or savvy investors aiming for a wise addition to their portfolio, this property is a true gem. This isn't just a home - it's a strategic investment in a coveted lifestyle that is rarely available elsewhere. As you arrive, the well-kept, easy-care front garden welcomes you into the open-plan living, dining, and kitchen area, bathed in sunlight streaming through large sliding doors. This central hub feels welcoming and spacious. The kitchen boasts stainless steel appliances, a gas stovetop, abundant storage, and a dishwasher, ready to accommodate both daily meals and special occasions. The thoughtfully designed floor plan places the master bedroom on the lower level, complete with a built-in robe and an ensuite, offering privacy and convenience. Upstairs, two additional bedrooms fitted with built-in robes provide plentiful living space, with one bedroom opening out onto a balcony - the perfect spot for serene mornings or tranquil evenings to watch the stunning Adelaide sunsets. The main bathroom on this floor features a separate shower and bathtub, accommodating the needs of both family members and guests with ease. Stepping into the backyard, where a cosy grassed area and garden bed create a perfect spot for outdoor gatherings, relaxation, or pet-friendly fun. And when you're in the mood for more expansive activities, exit the cul-de-sac to immediately walk out into broad parklands and scenic vineyards, together with a contemporary playground that families will love. The adjacent Marion Outdoor Pool offers a refreshing retreat on warm days, and the nearby Somerton Park Beach is effortlessly reachable for joyful beach outings. This collection of outdoor amenities enriches a lifestyle where each day holds the promise of a new adventure. Meanwhile, Park Holme Shopping Centre provides everyday convenience right at your doorstep. For those seeking a more extensive retail experience, Westfield Marion is just a short drive away. Commuters will appreciate the proximity to Marion Railway Station, located just 3 minutes from the home, providing swift and easy access to the CBD. Additionally, educational needs are excellently met with Immanuel College and Sacred Heart College in close vicinity, along with other schools close by as well. Grab the chance to claim this home and its idealistic lifestyle for yourself. Act now to enjoy a life where everything, from the layout to the location, is designed for today's living. Hesitate, and you'll miss out on this rare mix of quiet suburbia and easy city reach. Secure a smart investment and a lovely home - your future awaits.

What we Love:

- Secure, private home in a peaceful open-ended cul-de-sac
- Bright, open-plan living with a sunlit kitchen and living area
- Modern kitchen with all the essentials
- Private master bedroom with built-in storage and an ensuite
- Two spacious upstairs bedrooms, one with a balcony for sunset views
- A bathroom upstairs with both shower and bathtub
- A cosy, easy-care backyard that's perfect for outdoor fun, relaxation, and pets
- Nearby parks, playgrounds, and walking trails through vineyards
- Walking distance to the Marion Outdoor Pool and close to the beach
- Local shopping centre around the corner and Westfield Marion a short drive away
- The 3-minute commute to Marion Railway Station for easy CBD access
- Proximity to top educational institutions like Immanuel College and Sacred Heart College
- The opportunity to secure a dream home in a highly sought-after location

Specifications:

- Torrens titled
- Council rates - \$1,640.88 per annum
- Builder - Felmeri Homes
- ESL - \$300.95 per annum
- Land size - 200sqm (approx.)
- Water rates - \$74.20 per quarter
- Sewer rates - \$95.17 per annum
- Year built - 2017
- Lease details - \$600 per week until 23/4/2025

Auction: Saturday, 18th May 2024 at 10.00am (unless sold prior)

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.