

**9 Graham Avenue, Holden Hill, SA 5088**

**R A D E L A I D E**

**House For Sale**

Thursday, 29 February 2024

9 Graham Avenue, Holden Hill, SA 5088

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 424 m2**

**Type: House**



Baldeep Dang  
0881263878

## Contact Agent!

Experience contemporary living at its finest with the unveiling of 9 Graham Avenue in Holden Hill. This near-new double storey residence epitomizes modern design principles, seamlessly blending style, comfort, and practicality. Boasting an array of cutting-edge smart home features and a coveted location, this property promises to ignite your imagination. Upon crossing the threshold, you'll be welcomed into a space that embodies the essence of luxury living. The open-plan layout floods the area with natural light, effortlessly integrating the kitchen, dining, and lounge spaces. The kitchen, a culinary haven, showcases expansive counter space, sleek Caesarstone benchtops, and a convenient butler's pantry, striking the perfect balance between functionality and sophistication. Crafted with convenience in mind, this three-bedroom abode offers a serene sanctuary in the form of the master suite, complete with an ensuite bathroom and a spacious walk-through robe. Bedrooms 2 and 3 also feature walk-in robes, ensuring ample storage solutions for your every need. The upper level additionally includes a retreat room and kitchenette, ideal for a growing family. Entertainment reaches new heights with a dedicated home theatre room which can be used as a 4th Bedroom or Rumpus room and a picturesque outdoor alfresco area, ideal for relaxation or hosting memorable gatherings.

**Key Features:** Near new constructed residence  
Flooded with natural light in open-plan living areas  
Generous 2.7m high ceilings throughout  
Square set ceiling downstairs  
Dedicated kitchenette upstairs  
Year-round comfort ensured by ducted reverse cycle air-conditioning  
Low-maintenance living  
Dedicated home theatre/rumpus room for entertainment  
Inviting alfresco area for outdoor enjoyment  
Well-appointed kitchen with butler's pantry  
Master bedroom retreat with ensuite and walk-through robe  
Elegant Caesarstone benchtops in kitchens and bathrooms  
Quality stainless steel appliances, including dishwasher and plumbed fridge  
Luxurious floor-to-ceiling tiles in ensuite and bathroom  
Stylish hybrid flooring throughout  
The wiring for speakers, security alarm systems, and cameras has already been installed  
Ample storage options with cupboards in laundry and passage  
Laundry designed to accommodate under-bench washer and dryer  
Picturesque views from master bedroom  
6.6kW smart solar  
Double garage with auto panel door

While the landscaping is yet to be completed, envision the lush oasis that could adorn your backyard. Picture yourself lounging in the sun-drenched patio area or hosting gatherings under the stars. And for those seeking the ultimate in luxury, there's even the potential to add a sparkling swimming pool (STCC), transforming your outdoor space into a private paradise. Nestled in one of the best streets of Holden Hill, this property offers the perfect fusion of suburban serenity and urban accessibility. Tea Tree Plaza Shopping Centre is just a short drive, with linear park and Malcolm Reserve mere moments away. A plethora of amenities, including schools, veterinary services, Modbury Hospital, and the newly opened Hope Valley Reservoir, are conveniently located nearby. Seize the opportunity to make this exceptional home yours and embrace a lifestyle defined by comfort, style, and modern convenience. Contact us today for further details and make this exquisite property your new home. While we have made every possible effort to ensure that the information provided is accurate, Ray White Hillcrest accepts no liability for any inaccuracies or exclusions (including but not limited to a property's land size, floor plans and size, overall condition). We recommend that if you are interested, to make your own inquiries and obtain your own legal advice where necessary.

RLA: 319212