

9A The Parade, Holden Hill, SA 5088

Tanner

House For Sale

Thursday, 16 May 2024

9A The Parade, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 370 m2

Type: House



Lincoln Marshall

0407774669

\$780k-\$820k

Best offers by 12pm Monday 3rd June (unless sold prior) It could pass as new, it lives like a dream, it grows with your changing needs and it gets better with every step toward its north-facing rear; a bespoke courtyard home worthy of Holden Hill's new dawn. Built in just 2017 on its deep-running plot, expect more roaming room than its slick facade lets on - and a dynamic floorplan with a central courtyard and additional living zone to go with its light-filled open-plan family room and alfresco pavilion. With a custom-fitted walk-in robe, slick monochromatic ensuite and street-facing position, the spacious main bedroom couldn't be any further away from the rear living zone - and more accommodating as a result. The kids will love their rooms; each with cute, arty feature walls, a bank of de-cluttering storage and swift access to the three-way main bathroom and its oversized vanity, walk-in frameless shower and large bathtub. Home cooks and eager entertainers rejoice; this kitchen - featuring stone benchtops, 900mm appliances, dishwasher, herringbone subway tile splashbacks, walk-in pantry and a bumper breakfast bar - obliges in style at the head of a family room with 2.7m high ceilings, dining zone and effortless flow to that pavilion. Just 20 minutes from the CBD and a jiffy from Gilles Plains and Tea Tree Plaza shopping precincts, Kildare College, public transport and a range of parks and reserves, it's a dream to be home - and a dream to leave it. More to love: - Lock-up garage (with rear roller door) and additional off-street parking - Completed in just 2017 and impeccably presented - Enviable south-north parcel with slight elevation from the street - High ceilings throughout - Ducted reverse cycle temperature control - Flexible floorplan thanks to central living room - Loads of storage and separate laundry - Stylish engineered timber floors - Beautifully presented landscaped gardens - Ultra-modern facade - Walking distance from public transport - A short drive from Paradise Interchange - And much more. Specifications: CT / 6160/74 Council / Tea Tree Gully Zoning / GN Built / 2017 Land / 370m² (approx) Frontage / 8.99m Council Rates / \$1,566.50pa Emergency Services Levy / \$149 pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Dernancourt School, Wandana P.S, Avenues College, Modbury West School, Charles Campbell College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640