

**11 Cungen Avenue, Park Holme, SA 5043**

**Raine&Horne.**

**House For Sale**

Wednesday, 10 July 2024

11 Cungen Avenue, Park Holme, SA 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 822 m2**

**Type: House**



Varun Patel  
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## Auction on Site (USP)

This conventional home is sitting on a good-sized allotment, an approx. 822m<sup>2</sup> block of land with an approx. 18.00m frontage. This family home consists of three bedrooms, a large lounge, and one bathroom, that has been designed for a quality family lifestyle living like no other. This home truly has it all - a sprawling floorplan accommodating rooms of the most spacious proportions, plus year-round entertaining with indoor and outdoor zones. This is the perfect place to call home. Whether you're a first-time home buyer, astute investor or developer, upsizer, or family, this property has something for everyone. What a Convenient Central Location! A considerable distance from the City, Beach, and Hill. The Park Holme shopping center is just around the corner, The Morphetville Racecourse and Famous Westfield Marion Shopping Centre are only a short stroll away. The public transportation, Primary school, Marion Leisure & Fitness Centre - YMCA, and Marion outdoor pool are within walking distance. FEATURES AND ATTRIBUTES : • A large land size with development potential (STCC) • Downlights throughout the house; • Floating boards in bedrooms and lounge; • A large Living area/Lounge with fan, reverse cycle aircon facing the front yard; • Bedroom one with ceiling fan, Built in Robes facing front yard; • A good size Bedroom two with Built in Robes; • Bedroom three with BIR facing the rear yard; • Upgraded kitchen with ample storage and Meals area; • Good condition bathroom with shower; • Separate toilet and laundry; • Large garage space or rumpus room potential or man's cave option; • Rear outbuildings including a garage and carport; • A complete landscaped front yard and rear yard; • Plenty of room for the extra car park on the driveway; Specifications Title: Torrens Title Land size: 822sqm (approx) Year built: 1960 Council: City of MARION Council rates: TBA ESL: TBA Conveniently situated near public transport, schools, shops, and other amenities, this charming conventional house offers the perfect blend of mid-era world living. Welcome home. Note: STCC stands for Subject to Council Consent. RLA 44686 Disclaimer; All information provided has been obtained by Raine & Horne Blackwood 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, size, building age, and condition). Interested parties should make their own inquiries and obtain their own legal advice.