

12B Baird Avenue, Holden Hill, SA, 5088

House For Sale

Friday, 30 August 2024

12B Baird Avenue, Holden Hill, SA, 5088

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Andrew Farnworth
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Stylish Comfort, Prime Location!

Best Offers By 11am Tuesday 3rd Sep 24

Andrew Farnworth and Harris Real Estate proudly present a captivating residence that perfectly blends modern living with thoughtful design. This home invites you to experience a lifestyle of ease and enjoyment, where every detail has been carefully crafted for your comfort.

As you enter, an elegant hallway leads you into the heart of the home—a spacious open-plan kitchen, meals, and family area that exudes warmth and relaxation. The contemporary kitchen, featuring a gas cooktop, electric oven, rangehood dishwasher and generous bench and cupboard space, is a culinary enthusiast's dream, ensuring you stay connected with family and friends as you prepare delicious meals. All appliances are new as well for complete peace of mind.

The well-considered floor plan offers three generously sized bedrooms, each designed for privacy and tranquility. The master suite, located at the front of the home, boasts a walk-in robe and ensuite, creating a private retreat. The additional two bedrooms, thoughtfully separated by a well-appointed 3-way bathroom, come with built-in robes, providing ample storage. Completing the interior is a practical laundry, ensuring everyday tasks are handled with ease.

Step outside to a delightful paved patio, perfect for entertaining on warm summer evenings. Overlooking a spacious backyard with lush lawn, there's plenty of room for children and pets to play, while a convenient garden shed offers extra storage.

Additional features include:

- Ducted reverse cycle air conditioning for year-round comfort
- Secure garage with roller door entry and direct internal access

Located in a sought-after area, this low-maintenance gem is just moments away from parks, top-rated schools like Kildare College, Linear Park, public transport, and shopping centers. Plus, enjoy the convenience of a quick 5-minute drive to Tea Tree Plaza and an easy 15-minute commute to the Adelaide CBD.

Don't miss your chance to own this exceptional property. Contact Andrew Farnworth today for more information and take the first step towards a lifestyle defined by comfort, convenience, and charm.

Specifications:

CT / 5961/836

Council / Port Adelaide Enfield

Zoning / GN

Built / 2006

Land / 406m² (approx)

Frontage / 9.19m

Council Rates / \$1,124.05pa

Emergency Services Levy / \$134.65pa

SA Water / \$160.16 pq

Estimated rental assessment: \$580 - \$630 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Wandana P.S, Dernancourt School, Avenues College, Modbury West School, Hillcrest P.S

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at the auction for 30 minutes before it starts. RLA | 330069