

**15 Nilpena Ave, Park Holme, SA, 5043**



**House For Sale**

Saturday, 14 September 2024

15 Nilpena Ave, Park Holme, SA, 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mark Patterson  
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## **Courtyard Home in Convenient Location**

This well presented 3 bedroom home is perfect for those seeking a low-maintenance lifestyle in this convenient location. The home boasts a spacious open-plan living and meals area connected to the modern kitchen with ample storage space.

The three bedrooms are generously sized, offering plenty of room for family or guests and are all serviced by the main bathroom with separate toilet.

At the rear of the home, the low-maintenance rear yard offers a perfect space for outdoor entertaining, while the fully fenced front yard adds an extra layer of privacy and security.

Stay comfortable year-round with split-system air conditioning, and enjoy the convenience of a drive-through single garage with ample secure parking.

Notable features include:

- Three good sized bedrooms
- Open plan kitchen / living / dining
- Single auto-door garage with drive through access
- Low maintenance gardens with secure fencing

Located just a short distance from Park Holme Shopping Centre and with excellent public transport connections nearby, this home offers the perfect combination of accessibility and low-maintenance living.

Whether you're a first-home buyer, downsizer, or investor, this property is a fantastic opportunity in a prime location.

Property Specifics:

Year Built / 1949

Land Size / 334sqm (approx.)

Council / City of Marion

Council Rates / \$1,603.68 per year

SA Water / \$176.57 per year

ESL / \$141.20 per year

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