

**19A Nunyah Avenue, Park Holme, SA 5043**



**House For Sale**

Monday, 20 May 2024

19A Nunyah Avenue, Park Holme, SA 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



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**\$869,000**

Boasting the best of city living and coastal charm in this fantastic 3-bedroom, 2-bathroom home with a bonus second living area! Whether you're a young family, an investor, or someone looking to downsize, now is the perfect time to secure this ideal low-maintenance oasis. Recently built in 2019, the bonus second living area welcomes guests with high 2.7m-meter ceiling, built-in security system with intercom, while ducted reverse cycle air conditioning ensures comfort throughout the home. Situated on a manageable block of approximately 300sqm, this home boasts spacious bedrooms flooded with natural light. The main bedroom features a walk-in robe and ensuite, while bedrooms 2 and 3 share a stylish main bathroom with floor-to-ceiling tiling. Walking down the hallway, families are greeted with natural sunlight through the large windows as they walk by and stepping into the modern kitchen, equipped with quality appliances including a De'longhi oven, Euro dishwasher, and stainless steel cooktop, designed for seamless cooking and entertaining. The living area flows effortlessly to the outdoor entertainment area, perfect for hosting gatherings year-round. Enjoy the convenience of low-maintenance front and rear gardens, rear complete with artificial lawn and a handy tool shed. Centrally located, this home offers stress-free living with easy access to all amenities. Just a short 20-minute drive to Adelaide CBD and 10 minutes to the iconic Glenelg Beach, with top-quality schools, parks, and cafes right on your doorstep. But wait, there's more! Here are some additional features you'll love:> Ducted reverse cycle air conditioning> Alarm security system with intercom> High 2.7m ceilings and 2.4m doors throughout> 20mm Stone benchtops in bathrooms and laundry> 40mm Stone Kitchen Benchtops> Stainless steel appliances and ample storage space in the kitchen> Roof sarking insulation for that extra comfort- Cafe binds to Alfresco> Low-maintenance artificial lawn in the rear yard> Gas hot water system> Well-presented street with aggregate concrete driveway> Built in 2019Hurry, seize the chance to make this fully equipped home yours! With no immediate expenses, except for your personal touch if desired, this opportunity won't wait. Act fast before it slips away! \*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 inquiries and obtain their own legal advice.