

**2/29 Mellors Avenue, O'halloran Hill, SA, 5158**



**Unit For Sale**

Thursday, 24 October 2024

2/29 Mellors Avenue, O'halloran Hill, SA, 5158

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Don't miss this stunningly renovated unit in O'Halloran Hill

Please contact Danielle Comer or Rachael Farror for viewing times.

Discover this beautifully renovated unit in the highly sought-after suburb of O'Halloran Hill, where modern sophistication meets charming character. This light-filled residence features elegant timber floors and a neutral palette, all set within a meticulously maintained strata group. The unit maximises its space with an open-plan living area, two spacious bedrooms, and a generously sized rear yard, making it an exceptional choice for homebuyers and investors.

Upon entering, you're welcomed by a spacious formal lounge that flows seamlessly into the beautifully appointed kitchen. Featuring stone benchtops, quality appliances, including a gas cooktop and Smeg dishwasher, and a stylish breakfast bar, the kitchen overlooks a casual dining area with glass sliding doors that provide a delightful view of the garden.

The unit offers two well-proportioned bedrooms, including a front-facing master complete with a ceiling fan and both equipped with built-in robes. They are conveniently located near the renovated three-way main bathroom, which showcases modern feature tiling, high-quality fixtures, and a trendy timber vanity. Additional storage is abundant, with a linen cupboard in the hallway and built-in cupboards in the laundry.

Step outside through the glass sliding doors from the kitchen/dining area to discover a stunning paved alfresco entertaining space, ideal for afternoon BBQs and casual dining. The established garden, featuring low-maintenance artificial turf, provides a beautiful and private area for children and pets to play, all within a tranquil setting.

Additional highlights include a single carport with a roller door, a small garden shed, ducted reverse cycle heating and cooling, gas instantaneous hot water, and NBN readiness.

Situated in a leafy pocket of O'Halloran Hill, this property is just a short walk from public transport that connects you directly to the CBD. Enjoy close proximity to parks, reserves, shops, and popular local schools. This unit is move-in ready, offering a fantastic opportunity for homebuyers seeking a seamless transition or investors looking for attractive rental returns. Don't miss out on this exceptional find!

Please note that all floorplans, photos, and text are for illustrative purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified.

Magain Real Estate Happy Valley

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