

**2C Malcolm Ave, Holden Hill, SA, 5088**

**HARRIS**

**House For Sale**

Thursday, 28 November 2024

2C Malcolm Ave, Holden Hill, SA, 5088

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Alvino

## **Low-maintenance courtyard retreat.**

Built in 2015, this stunning home offers all the modern comforts in a desirable low maintenance package. Well-designed to maximise bedroom size and storage space this is a dream home for first home buyers, small families, and retirees.

Step inside to discover three large bedrooms, all with built-in robes. The spacious master bedroom features a huge ensuite with luxurious oversized shower for ultimate relaxation. Stylish timber floors and neutral decor serve as the perfect canvas for your own personal touch.

A superb open plan kitchen and living area opens out to a new pergola for year-round outdoor entertaining with a landscaped garden and beautiful sunsets as your backdrop.

Located a short stroll from Malcolm Reserve and the popular Hope Valley Reservoir - this is a dream spot for kids to grow up. Only 650m to Paradise Interchange and the O-Bahn into the city, as well as a short drive to Tea Tree Plaza for all your shopping needs.

More reasons we love this home:

- Extra-wide, single lock-up garage with integrated laundry, plus off-street parking as well
- Ducted reverse-cycle air conditioning for year-round comfort
- Save on power bills with a massive 6.6kW solar system
- Gas cooking and hot water
- Brand new Invisi-Gard mesh security doors to front and back
- Roller shutters for added security and peace of mind

Don't miss the opportunity to secure this dream home!

Specifications:

CT / 6153/915

Council / Tea Tree Gully

Zoning / GN

Built / 2015

Land / 278m<sup>2</sup> (approx)

Frontage / 6.52m

Council Rates / \$1919pa

Emergency Services Levy / \$141.20pa

SA Water / \$282pq

Estimated rental assessment / \$620 - \$680 per week / Written rental assessment can be provided upon request

Nearby Schools / Dernancourt School, Wandana P.S, Avenue College, Modbury West School, Charles Campbell College

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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409