

3 Cungen Avenue, Park Holme, SA, 5043



House For Sale

Saturday, 11 January 2025

3 Cungen Avenue, Park Holme, SA, 5043

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Type: House

A large family home with endless possibilities

This substantial family home offers an abundance of space and versatility, making it ideal for large families, multi-generational living, or future redevelopment. With six well-sized bedrooms and two bathrooms, there is ample room for everyone to spread out comfortably. The three generous living areas provide flexibility for relaxation, entertaining, or even a home office setup. The kitchen and dining area are centrally located, offering a functional layout with plenty of storage, while the adjoining meals area seamlessly connects to the backyard.

Set on approximately 800sqm, the outdoor space is equally accommodating, featuring a large covered alfresco area perfect for year-round entertaining. The secure remote electric gate provides peace of mind, while the spacious backyard is ideal for children, pets, or even future extensions. A newly added garden shed enhances storage options, and the garage and carport provide ample, secure off-street parking.

This property offers fantastic potential to renovate and modernize or take advantage of the generous allotment for redevelopment or subdivision (STCC). The versatile floorplan allows for easy customization, ensuring it can adapt to your needs now and in the future.

Located in the heart of Park Holme, you're just 20 minutes from Adelaide CBD and 10 minutes from Glenelg Beach, offering the best of both city and coastal living. Excellent local schools, including Westminster School, Immanuel College and Sacred Heart College, are just minutes away, while Westfield Marion is a short drive for all your shopping, dining, and entertainment needs. This is an outstanding opportunity to secure a spacious home in a highly convenient and sought-after location.

What we love:

- Subdivision potential (STCC)
- 800sqm approx
- Six spacious bedrooms
- Three light-filled living areas
- Remote electric front gate
- 13.3kw solar system with 30 panels
- Electric car charger using the CCS 2 charging cables. Capacity of 7.5KW.
- New garden shed
- NBN fibre to the premises
- North facing house
- Close proximity to Brighton and Glenelg beaches
- Nearby Marion Shopping Centre and quality schools
- Easy access to public transport and the City

Auction: Friday 31st January 2025 at 6:00 pm (USP)

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.