

**69 Wallala Ave, Park Holme, SA, 5043**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 20 November 2024

69 Wallala Ave, Park Holme, SA, 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Seamlessly Contemporary Charm in Park Holme.

Best Offers By 9/12 at (Unless Sold Prior).

Welcome to a neatly-presented, modern homely gem tucked away on Wallala Avenue. Park Holme's latest offering, 69 Wallala Avenue, generously caters to a diverse range of potential homeowners with its inviting charm and clever design. Whether you're a first homebuyer, a family seeking a comfortable retreat, an investor looking for an addition to your portfolio or someone considering downsizing, this property's allure is impossible to resist.

Constructed in 2021, this modern marvel introduces city-fringe living in a tightly-held suburb. As an entertainer, it presents multiple living zones and an open-plan scheme that blends beautifully with the carpet and timber laminate floors. The home's strength and style are echoed in the steel-frame sliding doors and the elegantly rendered facade.

Enjoying proximity to the Marion Wetlands, Marion Swimming Centre, and Westfield Marion offers residents recreational options to suit all tastes. Fond memories await to be made in the heart of Park Holme, where convenience meets modern comfort. 69 Wallala Avenue invites you to embrace a house ready to be transformed into a home.

### Features

- Walk-in robe and built-in robes
- Fully tiled bathrooms
- Ducted R/C Air Conditioning
- Irrigation system
- 6.66kW Solar

### Lifestyle

- Nearby parks and playgrounds
- 10-minute drive to Glenelg Beach
- 9.7km from Adelaide CBD
- Zoned to Hamilton Secondary College and Ascot Park Primary
- Close proximity to Plympton International High School and Marion Primary School

### Rates

- Council \$2020PA
- SA Water \$300PQ
- ES Levy \$172PA
- City of Marion
- Torrens Title
- 2021

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