

4/4 Wallala Avenue, Park Holme, SA, 5043



Unit For Sale

Sunday, 3 November 2024

4/4 Wallala Avenue, Park Holme, SA, 5043

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Charming and Convenient Park Holme Gem

Located in the vibrant suburb of Park Holme, this delightful two-bedroom unit offers comfort and convenience in equal measure. The spacious open-plan living and dining area is flooded with natural light, providing a welcoming space to relax or entertain. With its classic design elements, the kitchen is both functional and charming, offering ample storage and a practical layout that flows seamlessly into the rest of the home.

Both bedrooms are generously sized with the main featuring a built-in wardrobe and both including ceiling fans. The main bathroom, complete with a bathtub and a separate shower, is well-maintained and easily accessible from both bedrooms.

Step outside to a private courtyard, an ideal retreat for outdoor dining or simply enjoying a quiet moment surrounded by easy-care greenery. This space is perfect for those who appreciate a low-maintenance outdoor area that still offers the beauty of nature. Additionally, a single-car carport with an auto roller door provides secure parking and added convenience.

Situated in an enviable location, this property is close to essential amenities and lifestyle attractions. A short stroll takes you to Park Holme Shopping Centre, while Westfield Marion is only a few minutes' drive for more extensive shopping options. Commuting is a breeze with Ascot Park train station nearby, offering direct access to the CBD. For beach lovers, Somerton Park Beach is just a 9-minute drive away, and the vibrant Jetty Road in Glenelg, with its array of shops, dining, and entertainment options, is only 12 minutes from home. Quality schools, including Westminster School and Sacred Heart College, are also within easy reach, making this property ideal for a range of buyers, from first-home seekers to downsizers.

What We Love:

- Spacious open-plan living and dining area
- Functional kitchen with ample storage
- Generously sized bedrooms, main with a built-in wardrobe
- Well-maintained bathroom with a separate shower and bathtub
- Private, low-maintenance courtyard perfect for outdoor dining
- Secure single-car carport with auto roller door
- Located at the rear of the group
- Close to Park Holme Shopping Centre and Westfield Marion
- Short walk to Ascot Park train station for a direct CBD commute
- Easy drive to Somerton Park Beach and Jetty Road Glenelg
- Proximity to quality schools, including Westminster School and Sacred Heart College

Auction: Friday, 15th November 2024 at 6.00pm

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.