






17/42 Holly Street, Avondale

## Freshly Renovated Home - Move-In Ready!

This beautifully refreshed property that feels just like new! Recently renovated with brand-new carpet, modern flooring, and a fresh coat of paint throughout.

- Low-maintenance three-level townhouse offers a generous 132 m2 floor area and a modern design perfect for comfortable living.
- The external cladding of this property is installed with the CAVITY system (CCC issued in May 2005).
- The first floor features an open-plan living area, a contemporary kitchen, a second toilet, and a spacious lounge that extends to an elevated balcony.
- The upper level provides three double bedrooms, offering ample space for the whole family.
- The lower level includes a double garage with undercover parking for two cars, additional storage, and visitor parking at the front for added convenience.

3  1  2 

### FOR SALE

Price on Application

### AGENTS

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### AGENCY

LJ Hooker Ponsonby  
(09) 376 7530  
Ponsonby Estate Agents Limited

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



• Located within walking distance to Avondale College and Avondale Primary School, this home is also just a short stroll or drive to the heart of Avondale, where you'll find a wide range of amenities. Enjoy easy access to the North-Western Motorway and a 10-minute walk to the train station, ensuring effortless commuting.

Don't miss out on this fantastic opportunity!

To download property documents please copy and paste the links below:

<https://vtre.co/fzf0Vz>

Disclosure statement documents:

[https://drive.google.com/drive/folders/1syrSmgCgC1IXmyu65EIOVXVHg5oyi4FA?usp=drive\\_link](https://drive.google.com/drive/folders/1syrSmgCgC1IXmyu65EIOVXVHg5oyi4FA?usp=drive_link)

## MORE DETAILS

Property ID                    CXZGUK  
Property Type                House  
House Size                    132 m2  
**Licensed Real Estate Agents (REAA2008)**

**Kevin Su 021 066 8888**

Head of Property Management/Salesperson |  
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