



5 Condada Avenue, Park Holme




Modern Comfort - Between the Sea and the City

Built circa 1955, this freestanding home sits on a large 363 sqm allotment in a highly sought after location, perfectly positioned between the coast and the city. Blending timeless character with modern updates, it offers effortless, low maintenance living.

Tucked behind a private front fence, offering privacy and security you will love the large yard space on offer. With its sunny North facing orientation there is plenty of room for kids and pets to run and play. The striking feature tiled entrance gives you a glimpse into the modern updates you are about to see. Step inside to discover polished timber floors, neutral tones and a fresh, inviting feel throughout. The updated kitchen is light and bright, flowing seamlessly into the spacious open plan living area complete with ceiling fans. Sliding doors open to a timber deck with pull down blinds that create an all weather entertaining area, ideal for relaxed gatherings or quiet weekends at home.

North facing front yard and private

Additional features include:

3  1  1 

FOR SALE
\$880,000-\$930,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Three generous bedrooms, two with built-in robes and ceiling fans
- Modern family bathroom plus separate laundry and W.C.
- Carport providing secure off-street parking
- Ducted reverse cycle air conditioning with airtouch control for year round comfort

Perfectly positioned for easy access to beaches, shopping and city conveniences, this charming property is ideal for first home buyers, downsizers or savvy investors seeking a move-in ready home in a prime location.

To submit an offer on this property visit this link:
<https://prop.ps/LAPmTXNL1pJo>

Property Details:
 Council: Marion
 Council Rates: \$1643.41pa
 SA Water: \$187.03pq
 Community Insurance: \$295.00pa
 House Size: 152 sqm
 Land Size: 363 sqm
 Year Built: 1955
 Expected Rental Return: \$660 pw

For further information please contact Jarad Henry or Debbie Mundy.

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Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

MORE DETAILS

Property ID	Q7RGW0
Property Type	House
House Size	152 m2
Land Area	363 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
jarad@ljhglenelgbrighton.com.au

Debbie Mundy 0401 597 482

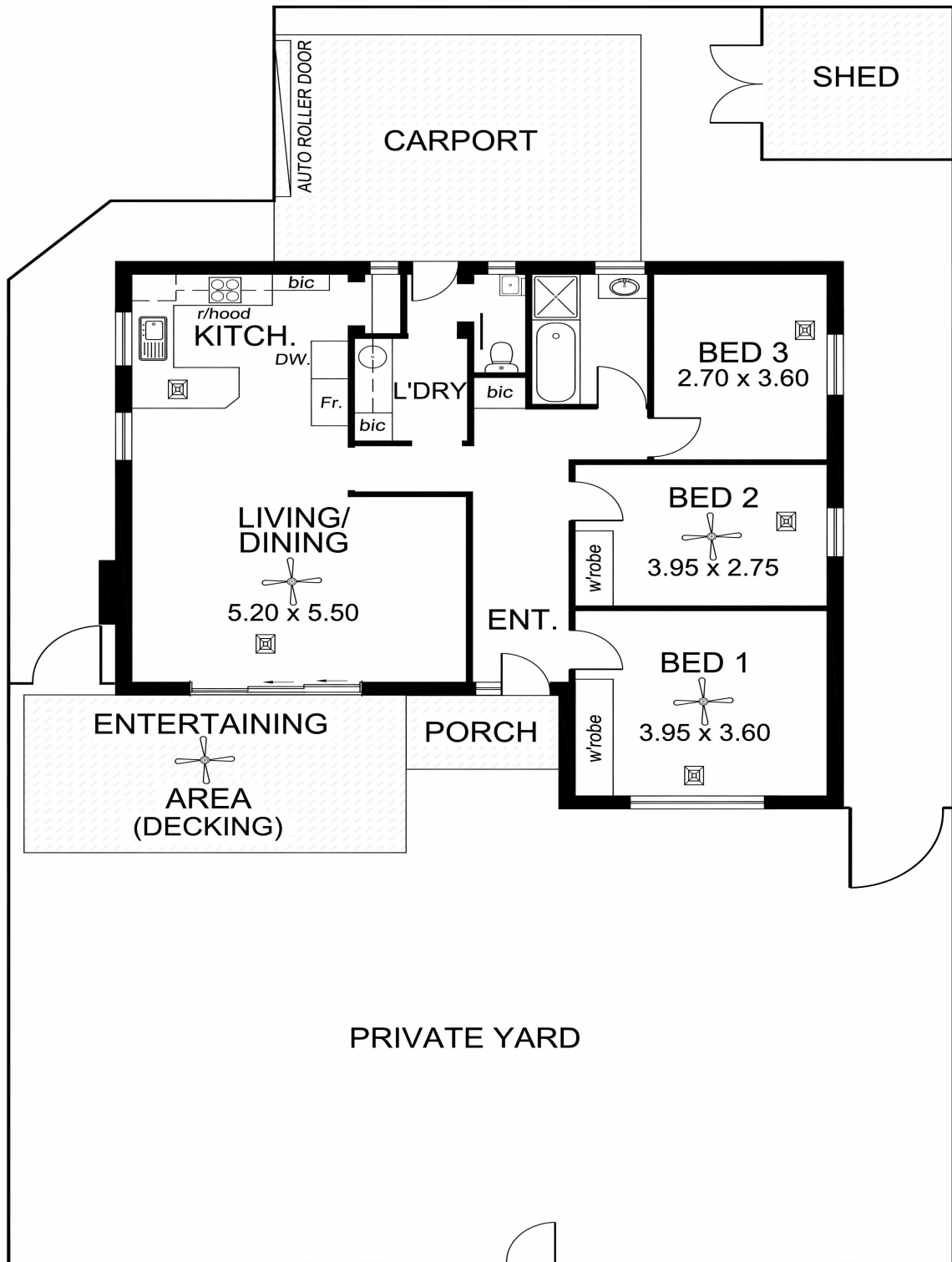
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TOTAL AREA:	152.83m ² /16.43sqs
(Estimate only)	(incl. porch, ent. area & carport)

This drawing is for illustration purposes only.
 All measurements are approximate only and information
 intended to be relied upon should be independently verified.