



Perfect Family Home with Loads of Potential!



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11 Cungen Avenue, Park Holme

Contact Agent, More Properties Wanted.

This conventional home is sitting on a good-sized allotment, an approx. 822m² block of land with an approx. 18.00m frontage. This three-bedroom, large lounge and one-bathroom family home has been designed for a quality lifestyle living like no other. This home truly has it all – a sprawling floorplan accommodating rooms of the most spacious proportions, plus year-round entertaining with indoor & outdoor zones. This is the perfect place to call home. Whether you're a first-time home buyer, astute investor or developer, upsizer, or family, this property has something for everyone.

What a Convenient Central Location! A considerable distance from the City, Beach, and Hill. The Park Holme shopping center is just around the corner, The Morphettville Racecourse and Famous Westfield Marion Shopping Centre are only a short stroll away. The public transportation, Primary school, Marion Leisure & Fitness Centre – YMCA, and Marion outdoor pool are within walking distance.

FEATURES AND ATTRIBUTES :

- Large land size of approx. 822 sq.m. with development potential (STCC)
- Large lounge with fan and reverse cycle air-conditioner.;

Property ID: L26688714

Property Type: House

Carports: 1

Open Parking: 3

Land Area: 822.0 sqm

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- Bedroom one with ceiling fan and built-in robe;
- Bedrooms 2 & 3 also boast built-in robes;
- Upgraded kitchen with ample storage and casual meals area;
- Downlights throughout the house;
- Floating boards in bedrooms and lounge;
- Good condition bathroom with shower;
- Separate toilet and laundry;
- Large garage space or potential rumpus room potential;
- Rear outbuildings including a garage and carport;
- A complete landscaped front yard and rear yard;
- Plenty of room for the extra car park on the driveway;

Specifications Title: Torrens Title

Land size: 822sqm (approx)

Year built: 1955

Council: City of MARION

Council rates: TBA

ESL: TBA

Conveniently situated near public transport, schools, shops, and other amenities, this charming conventional house offers the perfect blend of mid-era world living. Welcome home.

Note: STCC stands for Subject to Council Consent.

The Vendor's Statement (Form 1), the Contract of sale, and the Conditions of Sale will be available for perusal by members of the public -

(A) at our office located at 253 Main Road Blackwood SA 5051 for at least 3 consecutive business days immediately preceding the auction;

(B) at the place where the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 44686

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