

10 Raymond Avenue, Athelstone, SA 5076

HARRIS

House For Sale

Tuesday, 6 February 2024

10 Raymond Avenue, Athelstone, SA 5076

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 701 m2

Type: House



Matt Lange

0466636119

\$730k

Nestled at the end of a secluded residents' only road in this already whisper-quiet pocket of Athelstone, 10 Raymond Avenue captures easy, modern contemporary elegance spilling with natural light and loaded with family-friendly lifestyle appeal. With an effortlessly free-flowing footprint, enjoy relaxing with the kids or entertaining friends across a soft-carpeted formal lounge and dining zone headlined by large gallery windows. Meandering through to the central and skylight-lit chef's zone just a comfortable conversation away from guests no matter where they're sitting or socialising, together with solid timber floors and a window-framed casual meals and second living area with impeccable alfresco ease – the wonderfully indoor-outdoor entertaining potential flows from season to season. Also enjoying manicured gardens and sunbathed lawns for lovely outside serenity, from relaxing morning coffee routines to warm weather weekend get-togethers and vino-inspired evenings, as well as a raft of creature comforts and practical inclusions including sparkling main bathroom, built-in robes and ceiling fans to all bedrooms, and ducted evaporative AC throughout, this is instantly lovable living without lifting a finger. Set on a spacious 697m² parcel, where the familiar 3-bedroom footprint will immediately invite eager couples and growing families alike to secure both instant houseproud bliss with all-important long-term size, space and value, this idyllic address is primed for all ages and ambitions. Not to mention incredible access to the scenic Linear Park for endless weekend adventure, a stone's throw to Athelstone Primary for stress-free morning commutes, as well as moments to the hugely popular Thorndon Park Reserve and bustling shopping precincts for all your shopping essentials... the brightest of futures awaits! Features you'll love: – Bright airy and open lounge and dining zone with large gallery windows and plush carpeting for ideal relaxing or easy entertaining – Spacious contemporary kitchen featuring lovely skylight, great bench top space, and gleaming stainless appliances, including in-wall oven and dishwasher – Ready to scan and socialise across the beautiful and cosy second living area stepping straight out to the charming all-weather alfresco overlooking a sunbathed backyard of lush lawns and manicured gardens – 3 ample-sized bedrooms, all with ceiling fans and BIRs – Central and sparkling main bathroom spilling with natural light, as well as separate WC for added family convenience – Functional laundry with storage, split-system AC in main living, and ducted evaporative cooling throughout – Set on a sweeping and private 697m² (approx.) parcel retaining precious size and space for long-term consideration Location highlights: – Incredibly peaceful positioning in this quiet, residents' only pocket – Wonderful access to the scenic Linear Park for easy weekend walks and rides with the kids, or just an idyllic way to unwind at the end of the day – A stone's throw to Athelstone Primary, zoned for Charles Campbell College and easy reach to Saint Ignatius for private school options – Around the corner from Athelstone Shopping Centre, and a quick 7-minutes to the vibrant Newton Central & Target teeming with popular cafés and specialty stores Specifications: CT / 5317/290 Council / Campbelltown Zoning / GN Built / 1972 Land / 701m² Frontage / 18.29m Council Rates / \$1251pa Emergency Services Levy / \$148.25pa SA Water / \$173.98pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Athelstone School, Paradise P.S, Thorndon Park P.S, Charles Campbell College, Dernancourt School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409