

# 11 Cedarwood Grove, Blair Athol, SA 5084

## Sold House

Sunday, 20 August 2023

11 Cedarwood Grove, Blair Athol, SA 5084

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 170 m<sup>2</sup>

Type: House



Stefan Ao



Linda Zhang  
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**\$465,000**

This rare offering is perfectly positioned with privacy and peace of mind at the forefront, giving you tranquil leafy green surrounds, and you have your own slice of peace and relaxation via the rear paved courtyard. Ideally located within a short commute to the CBD and with easy access to public transport this shrewd opportunity is merely walking distance from Blair Athol North School. Nestled within one of South Australia's most prominent locales, this home presents as an investment opportunity or stepping stone for the right buyer. Upon entry, there is a generous linen press for additional storage beside the internal access to the automatic lock up garage. Down the passageway, two generously proportioned bedrooms each feature skylights and mirrored built in robes. The master bedroom offers ensuite access to the two way main bathroom. The open plan kitchen, living and dining space is perfect for the modern lifestyle providing flexibility and vital functionality. The dining space is well suited for both casual and more formal dining and with easy access to the rear courtyard. You can confidently entertain larger groups and more intimate occasions. The lounge provides a cosy spot to kick back and relax whilst the kitchen is smartly and compactly tucked away with all the necessary features. The kitchen is complete with gas cooktop, oven, rangehood, stainless steel sink and dishwasher. Adjacent is the European style laundry with just the right amount of space for an additional sink, washing machine. Outside, the paved courtyard provides a space to relax and enjoy the surrounds. There just enough space for a young child or pet to stretch their legs. It could also be a good investment for renting out from \$420-440 per week.

**Property Features:** Rainwater Tank, Built in robes to both the bedrooms, Skylights for natural light, Split System Reverse Cycle Air Conditioner, European Laundry, Lock Up Garage with internal access, Additional off street parking bay for up to two vehicles.

**Specaifcation:** Council : Port Adelaide Enfield, Built: 2016, Land size: 170m<sup>2</sup>, Community fee: \$150 per quarter approx, Rental appraisal: 420-440 per week.

Opportunities of this nature simply do not last long. Be quick to enquire with Stefan on 0406 008 559 or [stefan@onboardre.com.au](mailto:stefan@onboardre.com.au). Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.