

12 Emerald Court, Athelstone, SA 5076

HARRIS

Sold House

Friday, 11 August 2023

12 Emerald Court, Athelstone, SA 5076

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 542 m2

Type: House

\$840,000

Tucked quietly away on this tree-lined cul-de-sac in the ever-popular and sought-after Athelstone sits this charming property offering exceptional short and long-term appeal. From established to growing families, enjoy immediate and homely comfort as this cosy footprint moves from beautiful bay-windowed formal lounge with French doors, elevated formal dining, and into the open and airy kitchen and family zone inviting wholesome cooking with company as well as effortless entertaining potential. This spacious chef's zone with great bench top space and bar is ready for the morning rush as much as hosting long lunches that spill out into a beautifully sunbathed alfresco with large adjoining entertaining area, and all overlooking a lush lawn providing plenty of space for the kids to play, family pet to roam or host fun-filled weekend get-togethers with friends. With a well-conceived floorplan delivering a generous master bedroom complete with updated ensuite and walk-in wardrobe, and two good-sized bedrooms both with built-ins conveniently placed either side of the main bathroom – 12 Emerald Court offers excellent practicality that can be quickly elevated with an array of modern touches to see you live or lease this relaxing home while you contemplate bigger renovation or rebuild notions down the track (STCC). A much-loved family locale, this easy address sees you a stone's throw to leafy parks and popular reserves for endless weekend adventure, a short stroll to Athelstone Primary for hassle-free morning commutes with the kids, while Athelstone Shopping Centre, Newton Village and Newton Central provide all your daily essentials just moments from your front door. Features you'll love:- Free-flowing floorplan that sees a light-filled formal lounge with back and front yard views, formal dining, and open-plan kitchen and family zone- Spacious cook's kitchen with lots of bench top space and bar, abundant cabinetry, dual sinks, in-wall oven and new dishwasher- Charming outdoor alfresco with large adjoining entertaining area and sunbathed yard with lush lawn- Light-filled master bedroom featuring WIR and updated ensuite with heat lamps- 2 spacious bedrooms both with BIRs- Central bathroom with separate shower, tub and WC for added convenience- Large family-friendly laundry with lots of storage- Double garage, handy storage shed and lovely rose garden frontage- Superb canvas to renovate and update as well as consider rebuild possibilities on 542m2 block (subject to council conditions)- A short walk to Athelstone Primary, and moments to Saint Ignatius' College as well as Charles Campbell College- Arm's reach to parks, sporting ovals and the hugely popular Thorndon Park Reserve- Less than 5-minutes to Athelstone Shopping Centre, Newton Village and Newton Central for all your café, specialty store and everyday shopping needs Specifications: CT / 5515/934 Council / Campbelltown Zoning / GNBuilt / 1984 Land / 542m2 Frontage / 19.6m Council Rates / \$1,647.65pa (approx) Emergency Services Levy / \$149pa (approx) SA Water / \$174.90pq (approx) Estimated rental assessment: \$500 - \$550 p/w (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