

**13 Grahame Drive, Athelstone, SA 5076**



**House For Sale**

Tuesday, 21 November 2023

13 Grahame Drive, Athelstone, SA 5076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 570 m2**

**Type: House**



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## **Auction On-Site Saturday 9th December 12:30PM**

Welcome to 13 Grahame Drive, Athelstone-a captivating two-story haven perfectly blending sophistication with comfort. This home stands proud with its bold brick cladding exterior, enveloped by lush greenery that lends a sense of tranquility to the surroundings. As you step inside, elegance unfolds with classy interior & tasteful features at every turn. The ground floor greets you with a spacious lounge room with a built-in bar for entertaining, the connecting dining room has split system air conditioning for comfort, & both areas are graced with exquisite polished floorboards. The heart of the home, a stunning & spacious kitchen, offers a floating island, a Puratap, dishwasher, ample storage, & electric stove & dual ovens, beckoning you to create culinary masterpieces. You will find an additional family room set with a cosy fireplace & split system air conditioning, perfect for unwinding with the family on both those chilly nights & warm summer days. The second bathroom services the downstairs, with a glass shower, toilet, corner vanity, & providing both style & convenience. Upstairs, discover four bedrooms, including a master suite exuding comfort & style. Three of the bedrooms provide built-in robes, while the fourth offers versatility as a study. They are complemented by a beautiful bathroom with a luxurious bathtub, glass shower, toilet, & dual vanity, with gorgeous floor-to-ceiling tiles. Seamless conveniences grace the home, with automatic roller shutters, ensuring privacy & ease. Year-round comfort is ensured with a reverse cycle ducted system in the bedrooms, & split systems in key areas, along with ceiling fans in the family room & under the verandah. Embrace outdoor living within the front porch, offering a charming space to savour the lush garden surroundings while enjoying your morning coffee. The rear, tiled pitched roof verandah is a highlight of the home, sets the stage for delightful outdoor entertainment, imaging hosting gatherings in this stunning space. The rear yard wraps around the home, providing lawn space for the kids & pets to play, while being shaded by established palm trees. Step outside this haven, & you'll find essential amenities a stone's throw away - with Thorndon Park Primary School, & Athelstone Shopping Centre close by. Recreation awaits at Thorndon Park Reserve, & through the multiple nearby ovals. While easy access to transportation via Athelstone railway station & the South Eastern Freeway adds to the convenience of this prime location.

**Property Features:**

- Four-bedroom & two-bathroom, two-storey home
- Three bedrooms offer built-in wardrobes, & the fourth bedroom is versatile as a study
- The main bathroom has floor-to-ceiling tiles, a glass shower, bathtub, toilet, & dual vanity with storage
- Front lounge room has a built-in bar with a sink for entertaining
- Formal dining room with split system air conditioner & backyard access
- Both the dining & lounge room have wooden beam painted ceilings & chandeliers
- Stunning kitchen with an in-built electric stove & dual ovens, Puratap water filter, a dishwasher, floating island, & ample bench & storage space, with recessed ceilings
- Family room with split system air conditioning, a cosy fireplace, a ceiling fan, & backyard access
- Additional bar area connects to the kitchen & family rooms
- The second bathroom services the downstairs, with a shower, toilet, & corner vanity, & floor-to-ceiling tiles
- Internal laundry room with benchtops, ample storage space, & backyard access
- Reverse cycle ducted air conditioning system on the upper level for the bedrooms
- White plantation shutters & blinds throughout the home for elegance & comfort
- Tile flooring in the kitchen, family room, & entrance & polished floorboards in the lounge & dining rooms
- Plush carpet flooring throughout the upper level for added comfort
- External automatic roller shutters on the family & second bedroom
- Vast pitched roof verandah for entertaining with ceiling fan & tiled floors
- Additional verandah along the back of the home with tiled floors
- Lawn wraps around the backyard with established palm trees & a garden shed for storage
- Stunning frontage with established gardens, pathways, lawn, & a tiled undercover porch
- Single car garage with drive through roller doors & internal access
- Paved driveway offers additional parking
- Solid red brick exterior & a tiled roof

Thorndon Park Primary School is only two minutes away • St Ignatius High School is only 2 minutes away

**Schools:** The nearby unzoned primary schools are Thorndon Park Primary School, Athelstone School, Paradise Primary School, & Charles Campbell College. The nearby zoned secondary school is Charles Campbell College. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; & at the auction for 30 minutes before start.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true & correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing & purchasing the property. Council| CAMPBELLTOWNZone| GN - General

Neighborhood\\Land| 570sqm(Approx.)House| 284sqm(Approx.)Built| 1981