

**14A Sunhaven Avenue, Athelstone, SA 5076**

**HARRIS**

**House For Sale**

Wednesday, 22 November 2023

14A Sunhaven Avenue, Athelstone, SA 5076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 479 m2**

**Type: House**



Matt Lange  
0466636119



Angus Massie  
0459491385

**\$655k**

Welcome to this charming residence nestled on a generous 479m<sup>2</sup> parcel of land, offering a delightful blend of comfort and style. This inviting home boasts three bedrooms and two bathrooms, providing ample space for a growing family or those seeking room for a home office or guest accommodations. Upon entering, you'll immediately notice the fresh appeal of brand new floorboards and carpets throughout the residence, enhancing the aesthetic and comfort of the living spaces. The layout is thoughtfully designed, offering seamless flow between the living, dining, and kitchen areas, creating an ideal environment for both relaxation and entertaining. The heart of the home is the well-appointed kitchen, which features modern appliances, ample storage, and a convenient layout that inspires culinary creativity. Adjacent to the kitchen, the living area leads to an inviting alfresco space, perfect for hosting gatherings or enjoying quiet evenings overlooking the landscaped, expansive backyard. The outdoor entertaining area provides an ideal setting for relaxation and creating lasting memories with family and friends. The property also boasts under-cover parking for two cars, ensuring convenience and protection from the elements. Beyond its functional features, this home exudes a warm ambiance and offers a peaceful retreat from the hustle and bustle of daily life. Located in a sought-after pocket of Athelstone, this property enjoys close proximity to amenities such as schools, parks, shopping centres, and transport links, ensuring convenience without compromising on tranquillity. With its combination of modern updates, spacious interiors, outdoor entertainment options, and a landscaped backyard, this home presents an exceptional opportunity to embrace a comfortable and fulfilling lifestyle. Don't miss the chance to make this property your own and experience the perfect blend of convenience and charm that it offers. Standout features include;- Ducted evaporative cooling & gas heating- Brand new floorboards throughout- Brand new carpets in bedrooms- Built in robes in all 3 bedrooms- Master bedroom offering ensuite, whilst the 2nd & 3rd bedroom share the well-appointed family bathroom- Separate laundry- Positioned on a quiet street in a premiere position Specifications: CT / 5065/852 Council / Campbelltown Zoning / GN Built / 1992 Land / 479m<sup>2</sup> Frontage / 9.9m Council Rates / \$1,625.25pa (approx) Emergency Services Levy / \$146.75pa (approx) SA Water / \$172.44pq (approx) Estimated rental assessment / \$590 to \$620 per week / Written rental assessment can be provided upon request Nearby Schools / Athelstone School, Paradise P.S, Thorndon Park P.S, Charles Campbell College 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