

15B Brookside Road, Athelstone, SA 5076



House For Sale

Wednesday, 12 June 2024

15B Brookside Road, Athelstone, SA 5076

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 378 m2

Type: House



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Auction On-Site Saturday 22nd June 2:00PM

Welcome to 15B Brookside Road, Athelstone, a stunning family home nestled in the serene foothills of the Adelaide Hills. This exquisite property harmoniously combines modern living with the tranquil beauty of its natural surroundings. As you step through the front door, you are greeted by a spacious, light-filled studio, perfect for a home office, creative space, or guest accommodation. The heart of this home is the expansive open-plan kitchen, dining, and family room. Designed for both comfort and style, the kitchen boasts a butler's pantry, modern appliances, a tiled backsplash, a generous island, and sparkling benchtops. Sliding doors open from the family room to a covered alfresco area, seamlessly blending indoor and outdoor living and offering a perfect spot for entertaining or simply relaxing while overlooking the expansive, grassed, and fenced backyard. The accommodation in this home is exceptional, with four well-appointed bedrooms designed to meet the needs of a growing family. The main suite is a true retreat, featuring a luxurious ensuite bathroom and a walk-in robe. The remaining three bedrooms are generously sized, each with built-in robes, providing ample storage and comfort. A second bathroom serves these bedrooms, complete with a bath, shower, and separate WC, ensuring convenience for family and guests alike. Additional features include a well-equipped laundry and an ample garage and driveway, providing plenty of space for vehicles and storage.

Key Features:

- Four bedrooms, main suite with ensuite bathroom and walk-in robe
- Built-in robes in the remaining three bedrooms
- Two bathrooms, second bathroom with bath, shower, and separate WC
- Open-plan kitchen/dining/family room with sliding doors to alfresco
- Kitchen with butler's pantry, modern appliances, tiled backsplash, island, and sparkling benchtops
- Covered alfresco area overlooking expansive, grassed, and fenced backyard
- Studio at the front, perfect for a home office or creative space
- Well-equipped laundry
- Ample garage and driveway

Situated in the charming suburb of Athelstone, this property offers a lifestyle of peace and convenience. Athelstone is known for its scenic beauty and vibrant community. Nestled in the foothills of the Adelaide Hills, you'll often hear the melodic calls of native wildlife and enjoy panoramic views. The area is rich with parks and playgrounds, making it an ideal place for families. Quality educational institutions such as Athelstone School, St Ignatius' College, and Eden Academy Newton are nearby, ensuring excellent schooling options. The Athelstone Shopping Centre and local favourites like Dr. Mario's Pizza are just a short drive away. For nature lovers, the stunning Morialta Falls is close by, offering picturesque trails and breathtaking waterfalls. Despite its tranquil setting, Athelstone provides an easy commute to the city, making it a perfect balance of rural charm and urban convenience.

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; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | CAMPBELLTOWN Zone | GN - General Neighbourhood Land | 378sqm (Approx.) House | 221sqm (Approx.) Built | 2024 Council Rates | \$1145.05pa Water | \$153.70 pqESL | \$157.75 pa