

16 Manuel Avenue, Blair Athol, SA 5084

House For Sale

Wednesday, 17 January 2024

Boffo

16 Manuel Avenue, Blair Athol, SA 5084

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 394 m2

Type: House



Graeme Brown
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\$820,000 - \$850,000

This immaculately maintained, contemporary abode is situated on a manicured 394sqm (approximate) corner allotment and is sure to capture your attention! Step inside, and you'll discover the abundance of natural light, open plan kitchen, dining and living, creating an effortless space where you can host friends and family. Moving to the outdoors there is plenty of lawn area both at the front and the back for the kids and pets to play. Additionally offering ample off-street parking with a large driveway and secure garage. Nestled in close proximity to Prospect, this home on the beautiful Manuel Avenue boasts immediate access to a bustling scene filled with cafes and shops. Features that make this home special:- Large master bedroom with built-in robe and ensuite- Good sized bedrooms two and three with built-in robes- Bedroom four or studio - Spacious open plan kitchen/dining/living area- Exquisite kitchen with stainless steel appliances, dishwasher and breakfast bar- Modern main bathroom with separate bath and shower - Separate toilet for convenience - Laundry with direct access to rear yard- Ducted air conditioning - Single garage with panel lift door, internal and external access- Neatly landscaped yard, low maintenance front and back garden- 5KW solar electrical system- Rainwater tank Located only a short drive to multiple shopping precincts including Prospect Road, Churchill Centre, Gepps Cross Homemaker Centre and Northpark Shopping Centre. Positioned in a central location, you can be in North Adelaide within 5kms (approximately) and the City within 8kms (approximately). Public transport options are a short commute towards Main North Road, with plenty of parks and reserves close by to fulfil all sporting, exercising and recreational purposes. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174