

**2 Andrews Street, Athol Park, SA 5012**



**Sold House**

Thursday, 19 October 2023

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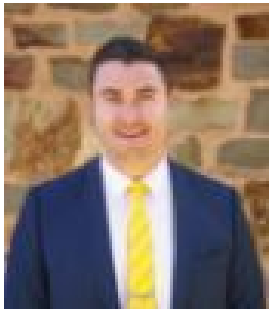
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 330 m2**

**Type: House**



Nathaniel Kennerdale

0477778132

**\$645,000**

Nathaniel Kennerdale from Ray White Port Adelaide/Largs Bay is pleased to present to the market this charming 3 bedroom residence full of comfort, convenience, and style. Nestled in a peaceful neighborhood, this property is perfect for families looking for a cosy and well maintained space to call their own. Offering 3 spacious bedrooms, providing ample space for your family members to relax and unwind. The master bedroom is a sanctuary with a convenient walk-in robe, ensuring your personal space remains clutter-free. The cleverly designed two-way bathroom offers both convenience and privacy, making mornings a breeze. Whether you're preparing for a busy day or winding down for the night, you'll appreciate the ease of access. The heart of this home boasts an inviting open plan living, dining, and kitchen area. The layout is perfect for hosting family gatherings or entertaining friends. The kitchen is well equipped and offers plenty of storage space for all your culinary needs. Step outside to your private outdoor courtyard and discover a tranquil oasis. Enjoy alfresco dining, gardening, or simply bask in the South Australian sunshine. The property also features a rainwater tank, helping you save on water bills while being environmentally conscious.

**FEATURES AT A GLANCE:** \*3 bedrooms with roller shutters, master with walk-in robe \*2-way bathroom with tub, shower, separate vanity and w/c \*Open plan living, dining and kitchen with plenty of cabinetry, stainless steel appliances including dishwasher \*Ducted reverse cycle air conditioning \*Outside rear yard with rain water tank \*Single car secure garage with auto roller door and room for 1x additional vehicle in driveway \*Well maintained garden and lawn \*Security screen doors throughout

Athol Park is a fantastic suburb with a strong sense of community. You'll have easy access to local schools, parks, shopping, and public transport, making your daily life a breeze. Plus, the proximity to the Adelaide CBD ensures you can enjoy all the amenities of city living. This home has been lovingly maintained and is ready for you to move in. Its neat and tidy appearance will impress you from the moment you arrive. With all these incredible features, this property offers fantastic value for both first-time homebuyers and investors looking to add to their portfolio. Don't miss your chance to make this Athol Park gem your own. Contact Nathaniel Kennerdale today on 0477 778 132 and experience the warmth and comfort this family home has to offer. Athol Park is a north-western suburb of Adelaide, South Australia. It is located in the City of Charles Sturt. The suburb lies at the western end of Grand Junction Road, which also forms its northern boundary. It is bordered to the east by Hanson Road, to the west by Glenroy Street, with Hamilton Road forming the bulk of its southern boundary. Athol Park is part of Woodville Ward in the City of Charles Sturt local government area, being represented in that council by Oanh Nguyen and Robert Grant. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.