

**22A Kirkevue Road, Athelstone, SA 5076**

**NOAKES  
NICKOLAS**

**Sold House**

Tuesday, 21 November 2023

22A Kirkevue Road, Athelstone, SA 5076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 395 m2**

**Type: House**



Zac Watts  
0448217726



Mason Lucks  
0415660707

**\$655,000**

SOLD BY ZAC WATTS Renovated in 2020, the kitchen of this Torrens titled courtyard home, constructed by Marshall Thompson Homes in 1996, is a highlight. It combines style and functionality, featuring modern amenities, a pantry, and a breakfast bar, all under the glow of natural light. The house ensures comfort throughout the year with its ducted reverse cycle heating and cooling system, upgraded in 2021 with a new Toshiba system. The property caters to a growing family or an investor, offering spacious indoor and outdoor living areas across three bedrooms. The inviting living room segues into a cozy dining and living space, adorned with floating floors and LED down-lights. The outdoor area is an entertainer's delight, featuring a large verandah-covered patio and a generous lawn with established greenery. A versatile 6m x 3.6m shed in the yard offers ample storage or the potential for a personal retreat. The home's master bedroom features an ensuite, walk-in robe, and access to a central courtyard. The other bedrooms are equipped with built-in robes, enhancing the home's appeal. Further features include a 6.6kw solar system which was installed in 2018, single garage with an automatic door and direct home access, off-street parking, and security alarm. Located in a peaceful neighbourhood, this property offers easy access to serene natural spaces, being just a short stroll from Linear Park and Black Hill Conservation Park. It's also conveniently situated near top-notch educational institutions, including Athelstone Primary, Charles Campbell College, and Stradbroke Primary. For your daily needs and leisure, you'll find the Young and Younger coffee shop on Gorge Road and Athelstone Foodland close by. Land Size: 395sqm Frontage: Approx. 8.2m Year Built: 1996 Title: Torrens Council: City of Campbelltown Council Rates: \$1661.25 PASA Water: \$173.98 PQES Levy: \$148.98 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.