

**23 Greenside Avenue, Athelstone, SA 5076**



**House For Sale**

Thursday, 11 April 2024

23 Greenside Avenue, Athelstone, SA 5076

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 795 m2**

**Type: House**



Michael Duff  
0413234058

## AUCTION (\$1,050,000)

Auction on Saturday the 4th of May at 10:00am. Beautifully presented throughout this lifestyle home is sure to impress upon inspection. You will love the open plan kitchen with stone bench tops, walk in pantry and split level with the dining and living room boasting 3m high ceilings and elevated tree top views. Enjoy the ultimate in outdoor entertaining with the undercover entertaining area which features a built in BBQ and bar fridge, and overlooks the pool, spa and spacious lawn area, ideal for the children to play. As the cooler months roll in you can relax in the separate lounge room around the fireplace. Accommodation includes up to 5 bedrooms. The spacious main bedroom features an ensuite bathroom and built in robe. The 3 additional bedrooms also feature built in robes, and another wow factor is the huge loft style 5th bedroom, perfect for a teenage retreat or home office. The main bathroom includes both a bath and a shower with quality floor to ceiling tiles. There is also a 3rd toilet and vanity room for guests. Plus, a good size separate laundry room. The garage accommodates 2 cars and allows internal access into the home, so bringing the shopping or kids inside will be a breeze, come rain or shine. The location is perfect, nestled amongst the foothills with fresh air and wildlife, but only 12 kms to the City. Closer by you have everything you need at the Athelstone shops. Children will love walking to the Fox Avenue Reserve playground. Enjoy the Black Hill Conservation Park. Close by to excellent schools such as Athelstone Primary, Paradise Primary, Thorndon Park Primary, Charles Campbell College and Dernancourt School R-7. The zoned secondary school for this address is Charles Campbell College. Quality private schooling can also be found nearby at St Ignatius College, Rostrevor College, Torrens Valley Christian School, Kildare College & St Francis of Assisi School. This luxury, high quality home really does offer excellent value and a wonderful lifestyle. For further information please call Michael Duff on 0413 234 058. Features include: 795m<sup>2</sup> land size on Torrens title 321m<sup>2</sup> of home size Quality finishes throughout 3 metre high ceilings in the living area Open plan kitchen, lounge and dining area Undercover entertaining alfresco area Built in BBQ and bar fridge Solar heated swimming pool and spa 2nd lounge room with a gas fireplace Up to 5 bedrooms Main bedroom with ensuite and built in robe Spacious loft style 5th bedroom or retreat Bathroom with both a bath and shower 3rd toilet and vanity room Stone bench tops Walk in pantry Ducted reverse cycle heating and cooling Ceiling fans 6kw solar system for cheaper energy bills Gas cooking and hot water system Double garage with internal access into the home Rainwater tank Picturesque views 12kms to the City Close by to local shops Excellent Schools nearby Wonderful lifestyle Specifications: C/T: 5465/283. LGA: CAMPBELLTOWN. Zoning: GN. Land Size: 795.0 m<sup>2</sup>. Build Size: 321.1 m<sup>2</sup>. Built: 1970.