

234 Lower Athelstone Road, Athelstone, SA 5076

HARRIS

House For Sale

Wednesday, 22 May 2024

234 Lower Athelstone Road, Athelstone, SA 5076

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 707 m2

Type: House



Tom Hector
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Clinton Nguyen
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\$775k

A home that's sure to deliver just what you've been looking for – from a fantastic low set, low maintenance rental, picture-perfect passion project for young couples eager to turn mid-century character into modern contemporary charm, or a sweeping 707sqm parcel to build your dream family home from the ground up – 234 Lower Athelstone Road is an all-purpose property ready and waiting for fresh beginnings. In well-kept original condition, there's lots to love without lifting a finger. An L-shape and light-filled lounge and dining warmed by classic timber panelling, the bright and airy kitchen and meals combines cooking with company so the resident chef can socialise as they serve, and a serviceable 3-bedroom footprint adds plenty of practicality around the conveniently central bathroom. Stepping outside will get the creative juices flowing too with such a sweeping and sunny parcel tempting truly exciting renovation and extension potential (STCC). Adding to the live, lease or transformation possibilities, there's also the understated appeal of being arm's reach to a range of lifestyle amenities fit for the whole family here. Strolling distance to Athelstone Primary and moments to a choice of public and private high schools, a stone's throw to the scenic trails of Linear Park and River Torrens inviting endless adventure, rejuvenating walks and weekend rides, as well as around the corner from Athelstone Shopping Centre or a quick trip in the car to the vibrant Newton Central & Target flourishing with some of the best cafés and specialty stores... this much-loved pocket of the east has it all. Features you'll love:- Neat and tidy c.1970's property presented in lovely original condition ready to live in or lease- Set on a sweeping 707sqm (approx.) parcel inviting exciting renovation, extension or complete rebuild possibilities (subject to council conditions)- Light-filled lounge and dining, as well as combined kitchen and casual meals with views into the backyard- 3 ample-sized bedrooms, including generous master with ceiling fan, and two featuring BIRs- Central main bathroom featuring separate shower and bath, as well as separate WC- Practical laundry, handy hallway storage, and ducted evaporative cooling throughout- Huge sunbathed backyard sprawling with lush lawns- Oversized single car garage behind a charming, well-kept frontage Location highlights: A leisure stroll to Athelstone Primary, and moments to Saint Ignatius' College or Charles Campbell for stress-free starts to your morning 700m to the leafy walking trails of Linear Park, along with a raft of nearby parks, playgrounds and reserves Around the corner from your local shopping centre for all your daily essentials, and just 5-minutes to the popular Newton Central & Target for fantastic shopping, café and speciality store options Great access to the Paradise Interchange O-Bahn offering traffic-free commutes to the CBD Specifications: CT / 5651/925 Council / Campbelltown Zoning / GN Built / 1971 Land / 707m² (approx) Frontage / 19.81m Council Rates / \$1492.55pa Emergency Services Levy / \$140.00pa SA Water / \$499.37pq (incl. usage) Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Athelstone School, Paradise P.S, Thorndon Park P.S, Charles Campbell College, Dernancourt School 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409