

27 Telethon Avenue, Athelstone, SA 5076

HARRIS

House For Sale

Wednesday, 8 May 2024

27 Telethon Avenue, Athelstone, SA 5076

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 915 m2

Type: House



Tom Hector
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Jayden Finch
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\$930k

Fully refurbished from top to bottom and flourishing with family-friendly flexibility – thanks in-part to a seamless extension that adds a light-filled retreat and private master wing with sparkling ensuite to the existing 3-bedroom base – 27 Telethon Avenue delivers a simply beautiful home ready and waiting for a new family to fill it. Set on a sweeping 915m² parcel and single-owned since the 60's, enjoy peace-of-mind with such solid footings, while the recent renovation brings this cosy haven into welcome modern contemporary alignment. With a completely new electrical system, zone ducted AC throughout, fully irrigated front and back yards where sunny lawns give way to tree-lined garden space with an open invitation to curate as you please... every nook, cranny and corner – inside and out – has been thoughtfully updated and uplifted. Spacious open-plan entertaining, brightened by banks of windows with garden views, creates a wonderfully light and airy space to relax and unwind with the kids as much as enjoy fun-filled weekend get-togethers with friends. Primed to keep the resident chef in good company as they whip-up daily deliciousness, the central timber-clad kitchen, a dependable Alby Turner & Son design, balances the contemporary with more modern finishes, such as honey-toned hybrid floors, LED downlights and on-trend pendants. The neat and tidy bathroom spills with natural light, as do the 3 kids' bedrooms (or handy home office solution), while a storage-packed laundry adds great practicality to this impeccably presented property. No need to lift a finger or tighten a screw – simply step straight in and savour your own Athelstone sanctuary for years to come. Walking distance to leafy reserves, your local shopping hub right around the corner along with easy reach to private and public schools to make daily life an absolute pleasure, while the scenic Black Hill Conservation Park, the hugely popular Thorndon Reserve, and the vibrant Newton Central & Target teeming with trendy cafés and delicious specialty stores... convenience is key and lifestyle drawcards promise the brightest of futures here. Features you'll love:

- Enjoy light-filled extension, retreat/second living, and lovely master bedroom with plush new carpets, BIRs, AC, and sparkling ensuite
- Open-plan entertaining lounge and dining catching both front and backyard views
- Alby Turner & Son kitchen with breakfast bar, loads of cabinetry and cupboard space, Bosch dishwasher, new electric cook top, as well as servery window to outside
- 3 additional generously-sized bedrooms, all with new soft carpeting, and one with BIRs
- High ceilings, extra wide hallway, hybrid floating floors, a blend of ambient LED downlights and pendants, as well as ducted AC throughout for year-round comfort
- Lovely all-weather alfresco area stretching under a freshly painted pitched pergola with brand new sheeting
- Sandstone paving extended for more great outdoor entertaining potential, sunbathed lawn for the kids to play or family pet to roam, as well as a backdrop of established trees and scope for gardens or veggie patches
- Fully automated irrigation to lawn, rear gardens and front yard, as well as new rear fencing
- Manicured frontage with no-mow lawns, long driveway and carport, and double garage

Location highlights:

- A stone's throw to Fox Avenue Reserve, Black Hill Conservation Park and around the corner from Thorndon Park Reserve for wonderful options for outdoor adventure and play
- Strolling distance to Athelstone Shopping Centre for all your daily essentials, with Newton Village and Newton Central also nearby for great shopping and café options
- Close to Athelstone Primary and Saint Ignatius' College for easy morning commutes, zoned for Charles Campbell moment away, and a quick 8-minutes to Paradise Interchange to zip you into the city in a flash

Specifications: CT / 5338/29 Council / Campbelltown Zoning / GN Built / 1965 Land / 915m² (approx) Frontage / 22.36m Council Rates / \$1769.05pa Emergency Services Levy / \$329.30pa SA Water / \$180.12pa Estimated rental assessment: \$690 - \$720 p/w (Written rental assessment can be provided upon request) Nearby Schools / Athelstone School, Thorndon Park P.S, Paradise P.S, Charles Campbell College

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