

**31 Addison Avenue, Athelstone, SA 5076**

**HARRIS**

**Sold House**

Friday, 11 August 2023

31 Addison Avenue, Athelstone, SA 5076

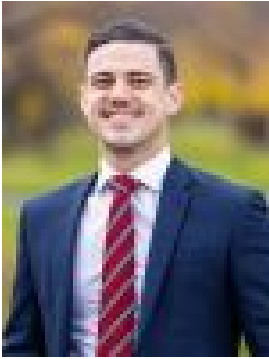
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 988 m2**

**Type: House**



Todd Penrose  
0406760537



Georgie Todd  
0420492936

**\$670,000**

This exceptional opportunity presents itself in a prime location, perfectly positioned with a 24.69m frontage and 988sqm of potential, inviting you to seize the chance to create a magnificent home and garden for your family. Imagine your bespoke dream home, where every morning becomes a delightful ritual, savouring the warm sun, a steaming cup of coffee in hand, and the serene symphony of local birdsong, all while playing the enjoyable game of spotting the koalas. Experience the tranquil allure of Athelstone, where fresh foothills air envelopes your own private sanctuary, providing a rejuvenating escape from the bustling city life. Just a short 15-minute commute to your city office, this location offers the best of both worlds. Education is of paramount importance here, with a selection of renowned schools nearby, such as Saint Ignatius, Kildare, Rostrevor College, Charles Campbell, and Athelstone School, ensuring an excellent educational experience for your children. Weekday commuting is a breeze, with a convenient trip of less than 12km by car, a speedy O-Bahn ride, or a scenic bike route along the picturesque River Torrens. During leisurely weekends, you'll find yourself indulging in a myriad of activities. Embark on nature walks through the enchanting Black Hill and Fifth Creek, enjoy invigorating jogs around Athelstone Reserve, take leisurely drives to explore the nearby beautiful wine regions, and treat yourself to the diverse culinary delights at the numerous international restaurants within your neighbourhood. Reach out and take tight hold of this prime allotment on Addison Avenue, where limitless possibilities await. Whether you choose to build the family home of your Pinterest dreams, construct your dream home from scratch, or explore the potential for sub-division and redevelopment (subject to council consent), the choice is yours to make the most of this outstanding chance. Come and make this your forever home, where a life of tranquillity and adventure seamlessly coexist, offering an idyllic lifestyle in the heart of Athelstone. Specifications: CT / 5609/412 Council / Campbelltown Zoning / GN Built / 1965 Land / 988m<sup>2</sup> Frontage / 24.69m Council Rates / \$1820.35pa ES Levy / \$157.35pa SA Water / \$183.19pa Estimated rental assessment: \$430 - \$460 per week (Written rental assessment can be provided upon request) Nearby Schools / Athelstone School, Thorndon Park P.S, Paradise P.S, Charles Campbell College 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