

**32 Kerry Street, Athelstone, SA 5076**

**HARRIS**

**Sold House**

Thursday, 21 September 2023

32 Kerry Street, Athelstone, SA 5076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 382 m2**

**Type: House**



Matt Lange  
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Angus Massie  
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**\$635,000**

Light, bright and airy, this charming contemporary property quietly and conveniently located in the leafy heart of Athelstone will quickly pique the interest of young first-home buyers, investors looking for a superb standalone rental as well as downsizers eager to maintain independent living of their own. With welcome modern inclusions such as evaporative AC throughout for complete climate comfort, practical separate laundry and secure garage, there's lots to love here. Not to mention a lifestyle to suit a wide range of needs with parks, playgrounds and lush reserves all in tall order, Athelstone Shopping Centre a stone's throw away as well as Newton Central for great variety for all your everyday needs – 32 Kerry Street is a humble home with a generous layout and full with feature to guarantee a happy start to your new life. Features you'll love:- 7 panel solar system- Light-filled open-plan living and dining with space and versatility throughout- Modern contemporary kitchen with great bench top space, lots of cabinetry and cupboards, large pantry, gas cook top and dishwasher- 3 spacious bedrooms - Bright main bathroom bath & separate shower - Ducted evaporative AC throughout for year-round comfort- Outdoor entertaining alfresco with low-maintenance established greenery- Secure single car garage with an electric roller door- Walking distance to popular parks and reserves for fun outdoor weekends- Close to Athelstone Primary and easy public transport options- Around the corner from Athelstone Shopping Centre and 6-minutes to Newton Central for all your needs and amenities Specifications: CT / 5077/501 Council / Campbelltown Zoning / GN Built / 1991 Land / 382m<sup>2</sup> Frontage / 15.5m Council Rates / \$1,395.95pa (approx) Emergency Services Levy / \$131.70pa (approx) SA Water / \$125.13pq (approx) Estimated rental assessment / \$530 to \$560 per week / Written rental assessment can be provided upon request Nearby Schools / Athelstone School, Paradise P.S, Thorndon Park 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. RLA | 226409