

**42 Clare Street, Athol Park, SA 5012**

**Sold House**

Friday, 11 August 2023

42 Clare Street, Athol Park, SA 5012

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 512 m2**

**Type: House**



Kate Smith

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## Contact agent

Welcome to 42 Clare Street, Athol Park, where style, comfort, and sustainability meet. This remarkable property boasts 4 spacious bedrooms, with the master featuring a delightful walk-in robe and en-suite with double vanity and double shower heads. Each of the other bedrooms is equipped with built-in robes, giving you ample storage space. Inside, you will discover a large lounge room/theatre, utility room, and 4th bedroom leading to the spacious open plan family room overlooking the outdoor area. The well-equipped kitchen features a walk-in pantry, island bench with dishwasher, wine rack, and stainless steel appliances, making meal times a breeze. The laundry features built-in cupboards, and the property also offers a security system, a rainwater tank, ceiling fans, 4 whirlybird roof vents, and a sandstone frontage. You will also enjoy the free electricity from the sun, thanks to the energy-efficient 10kw solar system, providing owners with zero electricity bills for years! Step outside and be ready to be wowed by the stunning swimming pool, perfect for cooling off on those hot summer days. The huge outdoor entertaining area, complete with a gabled verandah and 2 stainless steel ceiling fans, is perfect for hosting parties, barbecues, and intimate family gatherings. The 11m long salt chlorinated lap pool will help you stay active and lead a healthier lifestyle, while the lush green mow-free artificial turf will allow you to enjoy your outdoor activities without worrying about the maintenance. Other excellent features of this home include Daiken 15.5kw cooling and 16.3kw heating R/C ducted air conditioning with separate zone capability, 3 phase power, insulation to the ceiling, and all internal walls. The property also boasts surround sound with speakers inside and out, data cabling (Cat 5), an extra-large double and a half drive-through garage with auto roller doors and a huge built-in workbench area. If you are looking for a home that offers the perfect blend of comfort and sustainability, then 42 Clare Street, Athol Park, ticks all the boxes. \*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. \*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. \*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043