

**42 Griggs Drive, Athelstone, SA 5076**



**Sold House**

Thursday, 12 October 2023

42 Griggs Drive, Athelstone, SA 5076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Sam Doman



Robert Slenics  
0433847841

**\$801,000**

A family HOME that offers MASSIVE opportunities and AMAZING VIEWS! Located in the highly sought after suburb of Athelstone and offering a brilliant lifestyle with walking trails and reserves located just minutes away; including the ever-popular Black Hill Conservation Park AND Linear Park at your door step. Light, bright and airy throughout, this contemporary charmer seamlessly moves from a light-filled open lounge and dining, through the central and sparkling kitchen, meals and family zone. Featuring a 3-bedroom layout, master with his and hers WIR and ensuite; the home meets modern household needs. The second bedroom features a BIR and dresser, while in the third bedroom you will find the feature glass brick wall. Year round comfort comes from the ducted evaporative cooler and space gas heater. The oversized double garage has direct access to the laundry and rear entry to the home and workshop, plus direct undercover entry to the front door. Best of both worlds! 42 Griggs Drive is every bit a dream start for the growing family eager to plant their feet in a home they can love long-term. Running the length of the home is the lovely verandah, adding effortless year-round entertaining to the cards, inviting weekend family barbeques, balmy twilight evenings with friends, to parties, birthdays and everything else in between. Overlooking the Adelaide Hills and a neat, sunbathed backyard of established trees and lush lawn, the entertaining area enjoy a backdrop of greenery minus the upkeep. I hope our photos and video provided do justice to these stunning eastern views which cannot be built up as the homes below are already 2 story homes below the back fenceline, so more than likely your amazing views, will always be uninterrupted. Arm's reach to a range of lifestyle conveniences including public and private schools, incredible access to nature play for endless weekend adventure, and moments to popular shopping precincts dotted with iconic restaurants, takeaway eateries and all the local small goods you can enjoy, coupled with being at the gateway to our local Adelaide Hills wine region that is only a lovely hills drive away up thru Gorge Road and beyond. There's a very bright future waiting for you here. Features we love:- Wonderful entertaining potential with a spacious open kitchen, dining and living- Sweeping views- Kitchen flush with cabinetry, great bench top space and easy-clean electric cook top/oven- Beautiful master bedroom with his and hers WIR and ensuite- 2 additional good-sized bedrooms- Main bathroom featuring relaxing tub and WC- Practical laundry- Ducted AC throughout- 18.3m Frontage- Lovely outdoor verandah for year-round entertaining- Double garage with dual auto roller doors and leafy frontage with established greenery- A stone's throw to Athelstone Primary, Meath Avenue Reserve, Linear Park and Black Hill Conservation Park- Minutes to Saint Ignatius' College and moments further to Charles Campbell for hassle-free morning commutes- Only a short distance to Athelstone Shopping Centre for all your everyday needs or a quick 15-minutes to Tea Tree Plaza for more great shopping options or 20 mins to The Parade for cafés and delicious specialty stores. Nearby Schools / Athelstone School, Paradise P.S, Thorndon Park P.S, Charles Campbell College, Dernancourt School. For further information please contact Sam Doman on 0412572602 or Robert Slemenics on 0433 847 841. DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129