

43 Burnbank Grove, Athelstone, SA 5076



Sold House

Wednesday, 23 August 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 650 m2

Type: House

Contact agent

What a sensational opportunity 43 Burnbank Grove, Athelstone represents! Surrounded by the stunning and picturesque foothills on a quiet, family-friendly cul-de-sac location, this 4-to-5-bedroom 1988 family brick home has endless possibilities at hand. Whatever you're looking for, you'll find it here. Set on generous approx. 646m² corner block, with two frontages (approx. 31.6 x 18.95 m²), a return driveway, and an additional traditional driveway it is sure to please any astute buyer. Conveniently located in the heart of Athelstone in this Blue-Chip location, it provides a fantastic opportunity to place your family amongst nature, yet so close to everything. You'll be spoilt for choice with outdoor activities, Thorndon Park is minutes away, Black Hill Conservation Park, the beautiful Adelaide Hills, and Morialta Conservation Park is not too far away, and you will certainly enjoy the location if your passion is cycling or hiking. For shopping, a short stroll to Gorge Road for ample public transport and Athelstone Shopping Centre. Newton Village and Aldi are also only moments away, and Firlie Shopping Centre and Campbelltown Shopping Centre are a short drive away. Local fruit and veg markets for the best in fresh produce and incredible specialty stores like Pasta Deli and Mercato, Zuccero, Standom Smallgoods, Pannini Brothers, Tony & Marks, and so much more. Short 10 min drive to TT Plaza, 15 min to Burnside Shopping Centre, and around 20 min to CBD. For those with kids, look no further, as the finest schooling includes the esteemed St Ignatius College, Athelstone Primary School, and St. Francis of Assisi School. An absolute hub for the area's best culinary delights, enjoy being a stone's throw from the local favorites of the recently upgraded Rezz Hotel - across from the also re-constructed Thorndon Park, newly built Raggies Bistro at the Athelstone Football Club, as well as great little cafes including Young & Younger, Fine Food Cucina, and Clay & Co. There is no denying that securing a property in this blue-chip and family-friendly location is where dreams definitely become a reality. Offered for sale by Private Treaty in the price range between \$849,000- \$889,000, it's too good to refuse! The Best and Highest Offer with the Best Conditions will get the Vendor's attention, so hurry and get it before your dream becomes someone else's home! *What we love about this home- 4-5 br family home in top location- Formal entry hall with 2-way access- Master bedroom with ensuite and WIR- 5th bedroom/ guest bedroom, or a teenage retreat with 2-way access- Walk-in pantry with plenty of storage- Ample storage throughout- Air conditioning and heating for all-year comfort- Downlights to most areas- Stylish tiled floors in main areas and carpet in the bedrooms- Established low-care gardens with a garden shed- Fully enclosed all-year entertaining area/Sunroom- Corner block with return driveway, and double garage- A family-friendly quiet street with a cul-de-sac location- Approx. 646m² corner block, with two frontages (approx. 31.6 x 18.95m²)- Walking distance from parks/reserves, shops, and public transport- Close to a range of schools and amenities, including Athelstone Shopping Centre and Newton Village- Sensational sought-after blue-chip location- 20 min to CBD, 10 min drive North to TTP and 15 min drive East to Burnside Please contact Aggie Serafin on 0431 171 409 to be the first to view it. Property Description RPD: A11//D21972 Volume/Folio: CT5115238 Local Authority: CAMPBELLTOWN CITY COUNCIL Primary Land Use: HOUSE Land Area: approx. 646 m² Building Area: approx. 210 m² Heritage Indicator: Tenure type: N/A Frontage: IRREG m Clearance: approx 31.6m² x approx. 18.95m² Id: 3378962 Government Id: SA1709951545 Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and the agent nor the vendor accepts no liability for any errors or omissions (including but not limited to a property's land size, floor plans, and property size, building age and condition, or trees on the property) Interested parties should make their own inquiries with the local Council, Lands Title Office and obtain their own legal advice. Buyers should make the best and highest offer that they feel comfortable with. Vendors reserve the right to cancel an open inspection should they have to do so. All parties viewing the property are required to sanitize their hands and sign in as per government requirements. Thank you for your cooperation. RLA 269823