

# 49 Prosperity Way, Athelstone, SA 5076



## House For Sale

Saturday, 6 April 2024

49 Prosperity Way, Athelstone, SA 5076

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 8

**Area:** 710 m2

**Type:** House



Paul Arnold  
0433677696

## **Auction Wed 24th April 12pm on Site**

Your tree change is waiting, high on the hill overlooking the valley and back into Black Hill Conservation Park amongst other million dollar homes, this wonderful 4 bedroom 2 storey Tudor style home is now available to soak up the views from every room. Master bedroom conveniently located on the ground floor with a walk in robe, ensuite and picture windows views. 3 more big bedrooms upstairs all with large robes and share a generous bathroom with powder room and huge rumpus room with amazing park views. Even more space down stairs with the updated open plan kitchen meals and living room with dishwasher, walk in pantry, perfectly located to take in the park views and step out to the pitched outdoor entertaining area with wood fire pizza oven. This area is topped off with the formal lounge, formal dine and family room that work well together and flows out to the outdoor living area. Parking for 6 cars undercover, a large double front carport for the caravan & car, additional double drive through carport through to the powered double lock up garage. The manicured gardens flow into the park, this is the closest you will get to country living. In a blue chip cul de sac address, this impressive family home on a 705m2 approx block is ready for you to enjoy. Plenty of storage, reverse cycle ducted air conditioning upstairs, additional split systems downstairs, high ceilings, quality fixtures and fittings and appliances are just some of the many extras. Close to all facilities, this home is a true standout. The vendor has requested a 60 day settlement. Call the agent Paul Arnold 0433 677 696 for further information. The Vendors have instructed us to market this property without a price. We will have recent sales available at the Open Inspection or I am happy to email them through for your perusal. The Vendor's Statement (Form 1) will be available for perusal by members of the public:- (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. # 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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.