

**54 Riverside Avenue, Allenby Gardens, SA 5009**



**Sold House**

Thursday, 7 March 2024

54 Riverside Avenue, Allenby Gardens, SA 5009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 151 m2**

**Type: House**



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**\$902,000**

Nestled within the vibrant community of Allenby Gardens, 54 Riverside Avenue presents a sophisticated and inviting opportunity. Built in 2020, this eye-catching townhouse boasts a neutral decor and an open-plan layout, offering a seamless blend of style and functionality. Upon entering, you will be impressed by the quality fixtures and fittings throughout the home. The spacious master bedroom adorned with sheer curtains, and complete with a walk-in robe and ensuite, provides a luxurious retreat. Two additional bedrooms, both generously sized and featuring built-in robes and ceiling fans, offer comfort and convenience. The central bathroom boasts a separate bathtub and shower alcove, while the elegant kitchen is equipped with a five-burner gas cooktop, dishwasher, oven, breakfast bar, and stylish feature pendants. The open plan living, and dining area provide the perfect space for relaxation and entertaining, complemented by a practical built-in study nook upstairs. Step outside to discover the north facing undercover and paved alfresco area with remote controlled blind, ideal for hosting gatherings or enjoying quiet moments outdoors. Additional storage options include under stair storage, linen closet, and cupboard storage upstairs. Ducted reverse cycle air conditioning ensures year-round comfort, while a ceiling fan in the outdoor entertaining area enhances the alfresco experience. Convenient features such as a separate laundry and a powder room downstairs further enhance the appeal of this property. A secure single car garage, along with room for a second vehicle off-street, provides peace of mind. Positioned just a short stroll away from the picturesque River Park Reserve, this townhouse offers easy access to the beach and is only a 5-minute drive to the CBD. Enjoy leisurely walks along Linear Park to the nearby Brickworks Marketplace for shopping options, or visit local cafes such as 94 West, Coffee in Common, and the award-winning Pony and Cole. Experience the epitome of modern living in this impeccably presented townhouse in Allenby Gardens. CT Reference - 6237/796 Council - City of Charles Sturt Council Rates - \$1,355.45 pa SA Water Rates - \$175.51 pq Emergency Services Levy - \$149.75 pa Land Size - 151m<sup>2</sup> approx. Year Built - 2020 All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403