

58 Lionel Avenue, Blair Athol, SA 5084



House For Sale

Monday, 22 April 2024

58 Lionel Avenue, Blair Athol, SA 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 808 m2

Type: House



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Auction On-Site Saturday 11th May 10:00AM

Nestled in the heart of the welcoming community of Blair Athol, 58 Lionel Avenue stands as a beacon of comfort and charm. This delightful property offers a sanctuary where families can flourish, and memories can be made. Step through the inviting front gate and onto the manicured lawn, where the facade of this home exudes warmth and character. As you enter, you're greeted by a spacious interior, adorned with touches of homely elegance. Natural light dances through the curtains, illuminating the multiple living spaces, all embraced by the comforting hum of the evaporative ducted cooling system. With three bedrooms, all including built-in wardrobes, there's ample space for relaxation and rejuvenation. The combined family and dining space is warmed by a cozy wall heater, ensuring a welcoming space to both unwind and host gatherings. The functional kitchen is equipped with a gas stove and ample timber cabinetry, beckoning the family chef for culinary adventures. Step down into the light filled sunroom, and entertain in the spacious rumpus room, which seamlessly connects to the outdoors. Outside a cozy patio and covered pergola provide multiple spaces to enjoy the outdoors while soaking in the views of the spacious backyard. Complete with a sizable, powered workshop, large aviary, multiple water tanks, and mature lemon trees. With secure parking in the single car garage and behind the secure front gate, this home has it all. Beyond the confines of this charming abode lies a neighbourhood rich in community spirit and convenience. Blair Athol offers an idyllic setting for families, with renowned educational institutions like Blair Athol North School within easy reach. Recreation and entertainment options abound, with Golden Park and Kilburn Football Club nearby. For shopping and dining, Enfield Plaza is just a stone's throw away, ensuring every need is catered to in this thriving locale. Discover the epitome of suburban living at 58 Lionel Avenue, where comfort and convenience converge seamlessly.

Property Features:

- Three-bedroom and one-bathroom home
- All bedrooms have built-in robes
- Combined dining and family room with wall heater for comfort
- The kitchen has timber cabinetry and a gas stove with laminate timber flooring
- Sunroom with pitched ceilings and recessed level tiled floors
- Rumpus room with ceiling fan and vinyl floors
- The bathroom has a combined shower and bathtub with mirrored cabinets and a separate toilet
- Internal laundry room for convenience
- Entry with abundant storage space
- Evaporative ducted air conditioning system for comfort
- Curtains in rumpus, family, and bedrooms
- Carpet flooring in the bedrooms, dining and family room
- Alarm system for peace of mind
- Gas hot water system for efficiency
- Rear patio and pergola for entertaining
- Spacious powered shed/workshop for the hobbyist with a pergola at the rear
- Large backyard with established greenery and mature lemon trees
- Aviary for poultry and two rainwater tanks for eco efficiency
- Single car garage with roller door, and secure gated driveway parking
- Large frontage with secure fencing
- Spacious 808 m² block
- Blair Athol North School is only two minutes away

Schools: The nearby unzoned primary schools are Blair Athol North B-6 School, Enfield Primary School, Prospect North Primary School, and Northfield Primary School. The nearby zoned secondary school is Roma Mitchell Secondary College. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Port Adelaide Enfield Zone | URN - Urban Renewal Neighbourhood Land | 808sqm (Approx.) House | 248sqm (Approx.) Built | 1950 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa