

6 Yellow Gum Avenue, Athol Park, SA 5012



House For Sale

Thursday, 4 April 2024

6 Yellow Gum Avenue, Athol Park, SA 5012

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Rosemary Auricchio
0883473666



Nick Carpinelli
0883473666

Auction | Sat 27th Apr at 1pm On Site (USP)

Auction Location: On Site This impeccable single-storey residence awaits in Athol Park, nestled within a quiet and private cul-de-sac, promising comfortable living with a perfect blend of style and practicality. Upon entry, residents are greeted with an inviting ambience created by the thoughtful design and quality finishes that resonate throughout the home. Light-filled, oversized rooms, high ceilings throughout, stylish splashback in the kitchen, floating timber floors and more... There's nothing more for you to do but enjoy! Key Features include: - Two living areas, a separate formal lounge upon entry - Prestige floating timber floors and high ceilings - Large open plan living, dining and kitchen - Modern kitchen with a walk-in pantry, dishwasher and gas cooktop - Master bedroom with walk-in wardrobe, and private ensuite featuring a spa bath and double vanity - Two spacious bedrooms with built-in wardrobes - Fourth bedroom as an optional study - Alfresco outdoor entertainment area with cafe blinds - Low maintenance rear yard with artificial lawn, shed and rainwater tank - Dual blinds throughout the home - Ducted reverse cycle cooling and heating - Double garage with remote panel lift Set in a location that puts you 10 minutes away from the city and a stone's throw from a large open reserve. Less than a 15-minute drive to the beach, close to Regency Golf Course, Parks Community Centre with an indoor pool and gym nearby. The prime location also offers easy access to transportation, ensuring that daily commutes and weekend escapades are hassle-free. For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322