

7 Christine Avenue, Belair, SA 5052



Sold House

Wednesday, 13 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 894 m2

Type: House



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An enchanting Foothills escape nestled in the whisper-quiet, residents' only backstreets of Belair, and set on a lush 894m² parcel of land gives 7 Christine Avenue an unmistakable base to settle, explore or expand in one of Adelaide's most tightly held locales. With solid, c.1960's footings split over two light-filled levels and bedecked with a range of modern contemporary updates that bring this charming home into welcome 21st century standings. From the semi open-plan entertaining zone gliding over gorgeous timber floors, stunning tree-top views you can almost reach out and touch, and spacious kitchen letting you discover culinary triumphs while wining and dining friends, relaxing with the kids in front of the crackling wood heater or stepping out onto the beautiful all-weather deck for scenic breakfasts and sunny lunches - there's wonderful sense of magic here. Delivering a footprint primed for privacy-seeking couples as well as nature-loving young families, you'll find everyday comfort with two bright and airy upstairs bedrooms, both with built-in robes, neat and tidy original bathroom, and generous ground level bedroom with direct alfresco and backyard access. A Belair beauty as it is but offering bucket loads of potential to update further when you're ready, this coveted address puts you in unreserved peace and quiet, while still being arm's reach to a host of all-important cosmopolitan advantages. A reminder to set aside time for endless weekend adventure with iconic reserves and nature trails in every direction, including the nature reserve right next door. Belair Primary and Blackwood High a skip and a jump away, and a range of vibrant shopping precincts for all your daily essentials and café hopping starting with Blackwood and Pasadena a stone's throw, as well as Mitcham Square and the bustling Westfield Marion for a lifestyle convenience as good as any pocket in Adelaide.

FEATURES WE LOVE

- Beautiful living, dining and kitchen zone spilling with natural light and capture picture-perfect views from every corner
- Sparkling updated kitchen featuring great bench top space, abundant powder blue cabinetry, dishwasher, and gleaming stainless oven and cook top
- Crackling the make of the wood heater , split-system AC, ceiling fan and ambient LED downlights throughout the upper level
- 2 good-sized bedrooms, both with BIRs and one with ceiling fan and split-system AC
- Generous and private ground level bedroom
- Stunning balcony deck outdoor entertaining with all-weather verandah and pull-down blinds for year-round comfort
- Neat and tidy main bathroom with separate WC and large laundry
- Sweeping 894m² (approx.) allotment inviting wonderful potential to renovate, extend or redesign (subject to council conditions)

LOCATION

- A leisurely stroll to scenic walking trails, Watiparinga Reserve, as well as moments to Shepherds Hill and Belair National Park
- Next to reserve park
- A quick 4-minutes to Belair Primary and 7 to Blackwood High
- Just 6-minutes to central Blackwood for all your daily essentials and café needs, 10-minutes to Mitcham Square and only 15-minutes to Westfield Marion for more great shopping and entertaining options

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 | Mitcham Zone | HF - Hills Face \\ Land | 894sqm (Approx.) House | 237.5sqm (Approx.) Built | 1960 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa