

**82 River Drive, Athelstone, SA 5076**



**Sold House**

Friday, 1 September 2023

82 River Drive, Athelstone, SA 5076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 712 m2**

**Type: House**



Theon Bruse  
0419816470



Bevan Bruse  
0884318181

**\$1,102,769**

Such a special family home. Not often do properties come up for sale on River Drive. Home owners usually stay for a long time and with good reason. This home is even rarer as it sits directly opposite the nicest part of Linear Park enjoying a beautiful outlook over green grass, smaller trees and beyond. An uninterrupted view of tranquility. THIS IS A VERY SPECIAL HOME. BUYERS, WE HIGHLY RECOMMEND YOU SEE THIS ONE. This single level very well-built home is generous in size with over 300m<sup>2</sup> of home. Even the land value is exceptional with 710m<sup>2</sup> of land with a wide frontage as well. A home that would be a blessing to live in and also one that will see excellent capital growth due to its uniqueness. MULTIPLE FAMILY LIVING ZONES. Formal living room with view to the park. Formal dining room. Open plan family everyday living area. Huge outdoor undercover living area. You will have so much flexibility in how you live in this well-designed home. SINGLE LEVEL AND ON A SEPARATE TORRENS TITLE. Light and bright central kitchen with so much space to move. Generous storage & bench space. Fully equipped. The kitchen also is complimented with large windows out to the alfresco area, potential for a servery access. If you enjoy your outdoor entertaining or just relaxing outdoors with the kids then you will be impressed with this set up. The undercover pergola is some 11.5m x 5.2m in size... Wow! It flows out from the main family room and overlooks the beautifully maintained gardens & large lawn area. This area is ready for good times with family and friends. 4 good size bedrooms. The main bedroom suite is located at the front of the home to make the most of the park outlook and features an ensuite bathroom and walk in robe. Accessible from a separate wing you will find the balance of 3 bedrooms and a very large 3-way bathroom. The perfect set up for busy growing families. Double lock up garage with a drive through access to the rear of the home. Alarm System. Large garden or storage shed in the back yard area. Internal storage room. Pantry room to the kitchen. This home has abundance of storage. Lots of extras. Electric roller window shutters. Spa bath to main bathroom. Ducted air-conditioning. New floating floors. Excellent condition. Established garden setting. Don't miss out on this great family home as it will be sold quickly. We look forward to seeing you at one of the advertised opens. Theon Bruse 0419 816 470 ZONED SCHOOLS Athelstone School Paradise Primary School Charles Campbell College INFORMATION Certificate Of Title: Volume 5096 Folio 305 Council: City of Campbelltown Zoning: General Neighbourhood Council Rates: \$2692.05 per annum (approx.) SA Water Rates: \$235.38 per quarter (approx.) Emergency Services Levy: \$91.75 per annum (approx.) Year Built: 1996 Land Size: 712sqm 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 a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 181689