

**84 Maryvale Road, Athelstone, SA 5076**

**HARRIS**

**Sold House**

Wednesday, 6 March 2024

84 Maryvale Road, Athelstone, SA 5076

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 719 m2**

**Type: House**



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**\$860,000**

Best offers by 11am Monday 24th March (usp) Perched opposite the pristine Foxfield Oval & nestled below the iconic Foothills of Black Hill Conservation Park, 84 Maryvale Road captures unrivalled scenic living with a coveted corner block flourishing with exciting long-term potential. Set on a sweeping 720m<sup>2</sup> parcel, this charming property takes its solid c.1960 footings & delivers high-functioning contemporary comfort right from your first step. From the beautiful light-spilling lounge & dining zone flowing over a blend of solid timber & timeless slate tile floors, spacious shaker kitchen with room to create nightly culinary triumphs for friends & family, to the private, all-weather alfresco overlooking sunny lawns & lush, established gardens – perfect for warm weekend barbeque dates where evening gully breezes usher in spectacular star-studded night skies. 3 ample-sized bedrooms, including a lovely open-air study/home office area, as well as a versatile rumpus or handy 4th bedroom adjoining the huge double garage that also offers complete self-contained granny flat potential... there's no end to the pockets of space to unwind & relax or entertain to your heart's content. Of course, with such exceptional size & scope on offer, possibilities abound to move in as is, update & renovate yourself & bring this absolute charmer into stunning modern contemporary standards, or lease with ease as you explore breathtaking future redesign or rebuild options that truly embrace this property's blue-ribbon positioning (STCC). Primed for families of all ages, with ample off street car parking for the entire family. The list of local amenities & extras are almost too long to mention. Think, leisure morning strolls dropping the kids at Thorndon Park Primary or Saint Ignatius' College, endless weekend adventure across the array of parks, playgrounds & reserves all at arm's reach, & a trio of vibrant shopping hubs teeming with popular cafés, delicious takeaway shops & all your daily essentials – it's no surprise this thriving pocket of the much-loved east is so sought-after... don't let this one slip through your fingers! Features you'll love:- Light-filled lounge & dining with lovely outlook through panoramic front windows- Spacious contemporary kitchen featuring abundant cabinetry, good bench top space, wall oven & stainless appliances- Generous master bedroom with BIRs- 2 additional ample-sized bedrooms, both with ceiling fans & BIRs- Sparkling contemporary bathroom featuring separate shower & bath, separate WC, as well as additional WC adjoining the practical laundry - Separate sunroom & airy study space- Brand new 250-litre electric h/w system, new TV aerial in lounge & master bedroom, as well as split-system AC in the lounge & rumpus- Versatile living options with a 4th bedroom/rumpus/studio with potential to become a self-contained granny flat- Sweeping outdoor entertaining area with all-weather verandah, adjoining pergola & leafy fernery - Sunny lawn space, beautiful fruiting trees, including peach, lemon, pomegranate & passionfruit - 2x large water tanks, near-unencumbered views from the backyard, as well as a neat frontage with carport that could be converted into an additional bedroom, rumpus or formal dining- Enticing 720m<sup>2</sup> parcel also inviting incredible renovation, extension or redesign possibilities (SCC) Location highlights:- Across the road from Foxfield Oval & community tennis courts, as well as cooee to Black Hill Conservation Park encouraging an active outdoors lifestyle- Around the corner from Thorndon Park Primary, Saint Ignatius' & Rostrevor College, & zoned for Charles Campbell moments away- Close to the Rezz Hotel for impromptu dinners, as well as Thorndon Park Reserve- Fantastic shopping options with both Athelstone & Newton Villages at arm's reach, & a quick 6-minutes to Newton Central & Target buzzing with cafés & delicious specialty stores Specifications: CT / 5637/547 Council / Campbelltown Zoning / GNBuilt / 1960 Land / 719m<sup>2</sup> (apprx) Frontage / 17.72m Council Rates / \$1739.40pa ES Levy / \$154.30pa SA Water / \$171.60pa Estimated rental assessment / \$560-\$580pw / Written rental assessment can be provided upon request Nearby Schools / Thorndon Park P.S, Athelstone School, Paradise P.S, East Torrens P.S, Charles Campbell College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate & we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans & size, building age & condition). Interested parties should make their own enquiries & obtain their own legal & financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409