

88B Maryvale Road, Athelstone, SA 5076

NOAKES
NICKOLAS

Sold House

Thursday, 21 September 2023

88B Maryvale Road, Athelstone, SA 5076

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 346 m2

Type: House



Lachlan Edwards
0468618952

\$1,150,000

Be the first to enjoy this positively striking new executive home. Just completed in 2023 by Modulus Construction, this towering Torrens titled four-bedroom, 3.5 bathroom residence on a fuss-free 345m² offers exemplary quality and room to move at every turn in Athelstone. Behind a striking two-storey facade, the home boasts 286m² of total living, beginning with the cavernous dual-height entry. Stepping inside, between LED downlights and chic timber look floors, the eye travels down the wide hall to the open plan living. You'll love the scale of the living space, prime for the incoming warmer months with glass sliding doors that draw the outdoors in. Your dream kitchen begins with thick stone benchtops, a breakfast bar and inspired pendant lighting. With window splashbacks and designer appliances, sleek cabinetry and a huge walk-in pantry with a second sink, it's ticking all the boxes for joyous everyday use and cooking up a weekend east alike. Outside, enjoy an undercover tiled patio with eye-catching timber baton ceiling detail, a stylish outdoor kitchen that includes a tiled splash back, built-in BBQ and sink, and views over the landscaped garden beds and lawns. In this exceptionally spacious home, all four bedrooms enjoy the comfort of carpet and walk-in robes, with both a ground floor and first floor bedroom suite boasting a private ensuite. The first bedroom suite is set on the ground floor, making the perfect adult's retreat or ideal for guests or teens. All three bedrooms are feature fully-tiled to perfection, with raised basins, large showers, stylish vanities, and a freestanding bathtub for the main bathroom. Upstairs, a second lounge provides a retreat from the busyness of open plan living. Two double bedrooms share use of the main bathroom, while on the front of the home, the upstairs suite steps it up with a private balcony and exceptional views over the street. Enjoy a green outlook over the street as Foxfield Oval and Black Hill Conservation Park become your new front yard, presenting you with hikes galore for exploration in your free time. Clay Cup and Dawn to Dusk cafes are on hand for morning coffees, while Newton Village and Athelstone Shopping centres keep every day convenient. For a home that's sure to please the most discerning of palates make a designer lifestyle yours on Maryvale Road. Don't miss:- Reverse cycle ducted A/C throughout- Large double garage and further off-street parking- Ground floor guests' powder room- Secure alarm system- Instant gas hot water system- Irrigated front and rear garden and rainwater tank- Zoned to Charles Campbell College and easy access to Thorndon Park Primary and Saint Ignatius College- Moments to public transport along Maryvale Road and under 10km to the Adelaide CBD Land Size: 346sqm Frontage: 10.67m Year Built: 2023 Title: Torrens Council: City of Campbelltown Council Rates: TBASA Water: TBAES Levy: TBA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.