

**9 Antares Way, Athelstone, SA 5076**

**Sold House**

Thursday, 16 November 2023

9 Antares Way, Athelstone, SA 5076

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 3**

**Area: 650 m2**

**Type: House**



Gerry Manning

**\$832,000**

Double Storey Solid Brick Stunner - 3 Living Areas - 6 Bedrooms. Perfectly positioned just around the corner from local parks and reserves, nestled on a leafy 650m<sup>2</sup> allotment, this exciting double story, solid brick home offers 6 generous bedrooms, 3 spacious living areas and vibrant outdoor entertaining spaces across a sweeping, traditional design. A great location near Padulesi Park with barbecue area, gazebo, playground and community garden, is perfect for the growing family while easy access to Black Hill Conservation Park provides the perfect spot for your daily exercise. Relax in a spacious formal lounge or step on through to a delightful dining room, both comfortable and bright. A combined kitchen/meals offers a relaxing space for your daily cooking. Stone look bench tops, wide double sink with filtered water, timber grain cabinetry, stainless steel appliances and a raised breakfast bar provide modern amenities. A clever rumpus room/games room provides great spot for the billiard table, or the perfect starting space for your brand-new man cave, positioned adjacent the single garage, ideal for hobbyists or collectors. Outdoors features a delightful pergola covered patio area for your alfresco entertaining, sited amongst traditional gardens, sweeping lawns and outdoor shedding, across a vibrant allotment. All 6 bedrooms are well proportioned. The 2 upstairs bedrooms offer ceiling fans and share a bathroom while the 4 downstairs bedrooms are well catered for by a bright main bathroom with separate bath and shower and 2 separate toilets. Security roller shutters to the street facing windows will ensure your comfort and peace of mind while a large sweeping driveway and single garage allow ample room for off street parking. Move in and enjoy now, or update to contemporary standards. This one is an exciting and rare release opportunity in a fabulous family friendly location. Briefly: \* Double story solid brick residence in fabulous lifestyle location \* Just around the corner from Padulesi Park with barbecue area, gazebo, playground and community garden \* Within walking distance to Black Hill Conservation Park \* 6 spacious bedrooms and 3 separate living areas \* Generous formal lounge with ample natural light \* Delightful dining room adjacent kitchen/meals \* Kitchen/meals with direct sliding door access to backyard \* Kitchen offers Stone look bench tops, wide double sink with filtered water, timber grain cabinetry, stainless steel appliances and a raised breakfast bar \* Clever rumpus room/retreat/future man cave \* Paved patio/pergola for outdoor living \* Lawn covered backyard with traditional shedding and established gardens \* All 6 bedrooms are of good proportion \* 2 upstairs bedrooms feature ceiling fans and private balcony \* Bathrooms to both upper and lower levels \* Traditional laundry and handy powder room \* Security roller shutters to the street facing windows \* Ducted air-conditioning system \* Single garage with auto roller door \* Ample off street parking in a wide driveway this Perfectly located in a quiet residential neighbourhood Padulesi Park just around the corner and the Black Hill Conservation Park with its walking and riding trails only a short walk away. Public transport is readily available on Montacute Road allowing easy access to the city. Quality primary schools in the local area include Thorndon Park Primary, Athelstone School, Paradise Primary and East Torrens Primary. The zoned high school is Charles Campbell College. Local private schooling can be found at St Ignatius College, Rostrevor College, Sunrise Christian School and Kildare College. Newton Village & Centro Newton will provide modern shopping facilities for your daily and weekly requirements and medical facilities are nearby on Lower North East Road. Specifications: CT Reference / Volume 5572 Folio 618 Council / City of Campbelltown Zone / GN - General Neighbourhood Year Built / 1973 Land Size / 650 m<sup>2</sup> approx Council Rates / \$1,897.20 per annum SA Water Rates / Supply \$74.20 & Sewer \$113.59 per quarter + usage Emergency Services Levy / \$111.85 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289