

**9 Ellen Street, Athelstone, SA, 5076**

**House For Sale**

Tuesday, 17 October 2023

**RayWhite**

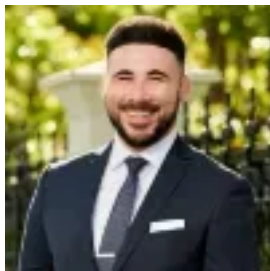
9 Ellen Street, Athelstone, SA, 5076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Modern Comfort In A Picturesque Setting

Welcome to 9 Ellen Street, where modern living meets comfort in the picturesque setting of Athelstone. This renovated three-bedroom, and two-living space home, is perfect for family life.

Be greeted by the delightful front courtyard, as you step inside this stunning home, you're welcomed by a spacious open-plan kitchen, meals, and living area that's perfect for entertaining and everyday family life. The large floor-to-ceiling windows fill the room with natural light, giving it a bright and inviting atmosphere.

The kitchen sets the stage for the family chef and boasts contemporary features, such as a five-burner gas stove, a dishwasher, ample white cabinets, and granite bench tops. The perfect space to create culinary masterpieces while engaging in conversation.

There is an additional lounge room at the rear of the home, providing a separate space for relaxation away from the main hub of activity.

This charming property offers three bedrooms, all equipped with mirrored built-in robes for your convenience. The well-designed bathroom features an open shower, vanity storage, and floor-to-ceiling tiles, with a separate toilet, ensuring privacy for the entire family.

To keep you comfortable year-round, there's an evaporative ducted air conditioning system throughout the home, as well as a split system air conditioner in the family room. While a security system with cameras, allows for safety and peace of mind.

Step outside to the decked verandah, ideal for hosting gatherings and relaxing in the secure, tidy yard. The grass filled backyard provides a space for the kids and pets to enjoy, while a large garden shed allows for a clutter free space. For secure parking, you will find two carport spaces, and extra parking in the driveway.

9 Ellen Street combines modern living with the serene charm of Athelstone's surroundings, providing a comfortable and welcoming place to call home. Parks and reserves are within reach, allowing you to enjoy outdoor activities and the tranquillity of nature. Athelstone School is nearby, making it an excellent choice for families with children. Athelstone offers a peaceful suburban lifestyle with convenient access to natural beauty.

### Property Features:

- Three-bedroom and one-bathroom home
- All bedrooms have mirrored built-in wardrobes and bedroom two has a built-in desk and storage
- Modern kitchen with a dishwasher, five-burner gas stove, granite bench tops, and ample storage space
- Open-plan kitchen, meals, and living area with laminate floors
- Separate lounge room for relaxation
- Renovated bathroom with a walk-in glass shower, vanity storage, and floor-to-ceiling tiles
- Separate toilet to bathroom for convenience
- Laundry room has ample bench and storage room with backyard access
- Evaporative ducted air conditioning system for climate control
- Split system air conditioning in the family room
- Blinds and curtains fitted throughout the home
- Laminate floorboards throughout the family, kitchen, and bedrooms
- Tile flooring in the lounge room, laundry, and bathroom
- Gas hot water system for instant hot water
- Security system with cameras for peace of mind
- 6.6kwh Solar system to reduce energy costs

- Entertaining verandah at the rear with a floating deck
- Secure tidy backyard with lawn space
- Large shed in the backyard for storage
- Front courtyard as the entrance
- Pitched roof pergola/carport and additional carport space for secure parking
- Additional parking in the driveway
- Athelstone School is less than two minutes away

Schools:

The nearby unzoned primary schools are Athelstone School, Paradise Primary School, Thorndon Park Primary School, Charles Campbell College, and Dernancourt School.

The nearby zoned secondary school is Charles Campbell College.

Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

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 | Campbelltown

Zone | GN - General Neighbourhood\

Land | 570sqm(Approx.)

House | 225sqm(Approx.)

Built | 1981

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa