

**D3/34 Stanley Avenue, Blair Athol, SA 5084**

**Sold House**

Friday, 29 March 2024

D3/34 Stanley Avenue, Blair Athol, SA 5084

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Peggie Sim

0414304262

## Contact agent

A highly sought, scarcely found opportunity to secure the hi-spec, turn-key Townhouse of your dreams... Seize this golden opportunity to invest in a thriving locale with these hi-spec, dual-level Townhouses, architecturally and custom-designed to include three bedrooms, two bathrooms, secure garaging and alfresco entertaining. Take your choice from two off-the-plan designs and stylish colourways - light and earthy or bold and monochromatic - there is certainly something for every taste. Only pay your deposit now and settle on the rest upon completion (est. late 2022), with eligibility for the First Home Owners Grant of up to \$15,000 and allowing you to document your dream being crafted from the ground up, and emotional value that cannot be rivalled. All of this wrapped up in a desirable location offering easy access to the CBD, North Adelaide, Gepps Cross Homemaker Centre, Costco, medical services, public transport and quality education with zoning for Roma Mitchell Secondary College and proximity to Blair Athol North Primary, Rosary School and Our Lady of the Sacred Heart College. Completely low-maintenance so your valuable spare time can be spent enjoying drinks and dinner dates along Prospect strip, along with a well-stocked fridge bursting with gourmet goodies from local Gepps Cross & Schinella's Market - both within a 5-minute drive. Specs to please:

- Completely turn-key - inclusive of landscaping and paving
- Generous open-plan, ground floor living
- Smart and efficient design maximising space
- Gourmet kitchen with Euro stainless appliances, under-mount double bowl sink, gooseneck mixer and designer tile splashback
- Semi-frameless screens, built-in niche, dual rain-head shower and full height tiling to bathrooms
- Freestanding bath to the main bathroom
- Secure garage with additional off-street parking
- 2.7m ceilings to both levels
- Reverse cycle ducted air conditioning
- 6-star energy rating
- Clipsal slimline switches and LED lighting throughout
- Easy-care 12mm laminate flooring
- Stone benchtops to kitchen, bathrooms and laundry
- Ample linen and pantry storage

For further information please contact Peggie Sim 0414 304 262 on Kevin Xu 0426 243 802.