

# 11 Conlon Rise, Athelstone, SA, 5076



## House For Sale

Saturday, 31 August 2024

11 Conlon Rise, Athelstone, SA, 5076

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



Paul Arnold  
0883378000

## Huge Family Home on Linear Park

Bring the kids, bring the pets, this impressive 1 owner, 4 bedroom home is on the doorstep of Linear Park and the River Torrens with Black Hill just behind you. Your tree change starts with Linear Park at the end of the close, you can walk your dog, play footy with the kids or ride all the way to Henley Beach along the picturesque River Torrens. The heart of the home is the huge open plan kitchen meals and living areas, with Stainless Steel wall oven, gas cooktop and dishwasher, Island bench and a walk in store room The living area leads to a large covered outdoor area facing North giving Summer shade and Winter Sun. Features low maintenance manicured gardens and rear grassed yard. The space continues at the front of the home with a formal lounge with feature gas fire and built in furniture, formal dining overlooking the front yard with Plantation shutters. 3 good size bedrooms, master with ensuite and his / her walk in robes, beds 2 & 3 both with built in robes and a large rumpus room to the rear of the home with a billiard table that could be easily converted to an addition beds 4 & 5. The complete home is tiled for ease of cleaning and no dust.

A 4 car garage under main roof with auto door and direct home access via the 12 x 3m approx workshop / gym / home office. The 5kw Solar System has 44 cent feed in tariffs that will transfer to you for very low cost living, reverse cycle ducted air conditioning, master bathroom servicing the kids wing with a separate toilet, gas instant hot water, large rear storage shed and quietly located in a no through court close to quality schools both public and private, shops, transport and all facilities in the well sort after Dress Circle Estate. Nothing more to do, just move in and enjoy.

The Vendors have instructed us to market this property without a price. We will have recent sales available at the Open Inspection or I am happy to email them through for your perusal. The Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

# 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 (including but not limited to property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.