

# 11 Greenside Avenue, Athelstone, SA, 5076

## House For Sale

Friday, 30 August 2024

11 Greenside Avenue, Athelstone, SA, 5076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Scott Thomson  
0414427427

## Auction - Sunday 15th September 2024 @ 11:00am - Unless Sold Prior

Auction Location: On Site

Superbly preserved and beautifully presented c.1960 built home ready to move straight into with a multitude of different options for the new owners...

Situated in a quiet and highly desirable section of Athelstone on a superb corner allotment of approx. 622sqm with dual driveway access from both Greenside Avenue and Shaw Street, this much loved family home is what dreams are made of in terms of location, character with so much potential to make this home your very own.

The options are endless, with the potential to keep the original home and love it as it currently presents with a few personal touches for the new owners, update &/or extend (S.T.P.C.), subdivide and redevelop (S.T.P.C.), build your dream home (S.T.P.C.).

Step back in time through the front door and be warmly welcomed to the light filled entry foyer with its wood panelling, timber flooring stepping down to the main living area with picturesque and relaxing views out of the large windows to the front gardens and gum studded skyline.

The large and extremely functional kitchen is directly adjacent the casual meals area overlooking the entertaining area, and incorporates ample storage and bench space, pantry, gas 4 burner cooktop, oven and Bosch dishwasher.

All 3 bedrooms have built-in robes and ceiling fans with the mostly original bathroom incorporating terrazzo flooring, bath, shower. and separate toilet.

Enjoy the serenity with the relaxing sights and sounds of Adelaide's beautiful Flora and Fauna on the rear undercover entertaining deck with direct access from the main meals area.

Special features;

Double carport with entry from Shaw Street.

Second driveway from Greenside Avenue with ample room for a number of vehicles, trailers, boat or caravan etc.

Gas wood log fire in the living room.

Wall air-conditioner also in the living room.

Ceiling fans to all bedrooms and living area.

Large studio or rumpus room adjacent the rear outdoor entertaining area.

Separate tool or garden shed adjoining the studio.

Temp. controlled instant gas hot water.

Great size original laundry with terrazzo flooring.

The location of this home is absolutely superb, and is within easy walking distance to public transport, parks, playgrounds, Athelstone Kindergarten, Black Hill Conservation Park, Athelstone Shopping Centre and within an easy commute to St Ignatius College, Athelstone Primary School, Thorndon Park Reserve, Athelstone Football & Soccer clubs and much more....

For further information, please contact Scott Thomson on 0414 427 427.

**\*\*All measurements are approximate and we highly recommend that you conduct your own enquiries and research as to confirm land size, development potential etc.\*\***