

**16 Grevillea Avenue, Athelstone, SA 5076**

**HARRIS**

**House For Sale**

Monday, 8 July 2024

16 Grevillea Avenue, Athelstone, SA 5076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



Matt Lange

0466636119

**\$1.15m-\$1.2m**

Situated in one of the most prestigious streets in Athelstone, this exquisite 4 bedroom, 2 bathroom family residence offers the perfect blend of luxury, comfort, and breathtaking views. Featuring four spacious bedrooms, each designed with comfort and relaxation in mind, the master bedroom boasting ensuite, providing a private retreat for the homeowners. The remaining 3 well-proportioned bedrooms share the fully renovated main bathroom, with high-quality fixtures and finishes, ensuring convenience and style for the whole family. The residence includes multiple living areas, perfect for entertaining guests or enjoying quiet family moments. Large windows throughout flood the spaces with natural light and offer expansive views of Adelaide. The gourmet kitchen is equipped with top-of-the-line appliances, ample storage, and sleek countertops, making it a chef's delight. Step outside to a beautifully landscaped garden and outdoor entertaining area, perfect for alfresco dining or simply soaking in the stunning surroundings. Enjoy panoramic views of Adelaide from various vantage points within the home, adding a sense of serenity and grandeur to your everyday living. A short walk will take you to the walking trails of Black Hill Conservation Park, providing endless opportunities for hiking, picnicking, and immersing yourself in nature. Nestled in one of Athelstone's best streets, this home offers a peaceful and prestigious lifestyle while being conveniently close to local amenities, schools, and public transport. Standout features include; - Expansive outdoor entertaining alfresco- Entertaining balcony upstairs with breath-taking views- Large second living/entertaining space upstairs leading out to the balcony- Recently updated flooring throughout- Ducted heating & cooling throughout- Fireplace in the main living room- Lock up garage with electric roller door Specifications: CT / 5576/819 Council / Campbelltown Zoning / HNBuilt / 1987 Land / 695m<sup>2</sup> (approx) Council Rates / \$2225.30pa Emergency Services Levy / \$178.85pa SA Water / \$217.00pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Athelstone School, Thorndon Park P.S, Paradise P.S, Charles Campbell College, Disclaimer: 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 a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409