

312 Lower Athelstone Road, Athelstone, SA, 5076

HARRIS

House For Sale

Friday, 30 August 2024

312 Lower Athelstone Road, Athelstone, SA, 5076

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Simon Welford



Paul Alvino

Charming Courtyard Living Opposite Linear Park

Discover the perfect blend of comfort and convenience in this delightful 3-bedroom courtyard home, ideally positioned opposite tranquil Linear Park. Offering a low-maintenance lifestyle, this property is perfect for those seeking a serene retreat without compromising on modern amenities.

Step inside and be greeted by spacious interiors, including three generously-sized bedrooms. The master suite boasts a walk-in robe, providing ample storage space. Two inviting living areas mean there's plenty of room to relax and entertain.

Stay comfortable year-round with ducted reverse cycle heating and cooling throughout the home. The energy-conscious will appreciate the 2kW solar system with 10 panels, helping to reduce energy bills.

The kitchen and living areas seamlessly flow to the outdoor space, where you'll find a charming pergola perfect for alfresco dining or a quiet morning coffee. The established lemon tree adds a touch of greenery and offers fresh fruit at your doorstep.

For added peace of mind, the front windows are fitted with roller shutters, providing both privacy and security. The single automatic roller door offers secure off-street parking, with additional space for visitors.

Enjoy the convenience of easy access to public transport, as well as local amenities at Athelstone Shopping Village. Nature lovers will appreciate the proximity to nature trails, providing endless opportunities for outdoor adventures right on your doorstep.

Don't miss the chance to make this delightful home your own. Whether you're a first-time buyer, downsizer, young family or investor, this property offers a lifestyle of ease and enjoyment in a sought-after location.

Specifications:

CT / 5697/206

Council / Campbelltown

Zoning / GN

Built / 2000

Land / 350m2 (approx)

Frontage / 13.16m

Council Rates / \$1800.25 pa

Emergency Services Levy / \$325.25pa

SA Water / \$178.58pq

Estimated rental assessment / \$570 - \$620 per week / Written rental assessment can be provided upon request

Nearby Schools / Athelstone School, Paradise P.S, Thorndon Park P.S, Charles Campbell College, Dernancourt

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