

**315A Montacute Road, Athelstone, SA, 5076**

NOAKES  
NICKOLAS

**House For Sale**

Wednesday, 14 August 2024

315A Montacute Road, Athelstone, SA, 5076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contemporary foothills living with a lush hills view

Best Offers By 2/9 at 3pm - Unless Sold Prior

Set back from a street that delivers the perfect trifecta of public transport, shopping amenities and outdoor recreation, this dual-level residence elevates the modern standard well above expectation.

Behind double garaging and an aggregate driveway, the four-bedroom footprint prioritises generational family living by offering three flexible living zones and much more space than meets the eye.

Taking shape between 2.8m square set ceilings and floating floors, the lower level takes you from formal lounge through to open plan living basked in a north-facing glow, sharing space with a sleek kitchen boasting the full lineup of deluxe Miele appliances.

Plush carpets keep the four bedrooms of the second floor whisper quiet and delightfully cosy, headlined by a dreamy master with walk-in robe, fully-tiled couple's ensuite and rolling hills views from the private balcony.

Placing an emphasis on lifestyle from the outset Thorndon Park Reserve, Padulesi Park and Black Hill Conservation Reserve extends your easy-care backyard into endless open greenspace for the whole family to enjoy - it's Athelstone's best kept secret.

### Features

- Flexible family footprint with three living zones
- Walk-in/built-in robes to all four bedrooms
- Double garage with internal access & understairs storage
- Floor-to-ceiling tiled bathrooms
- Downstairs powder room
- Undercover outdoor dining area & easy-care, north-facing yard
- Ducted R/C air conditioning
- Security alarm & intercom

### Lifestyle

- Bus stop on your doorstep
- Zoned for Charles Campbell College & footsteps to Thorndon Park Primary
- Footsteps to Newton Village, Campbelltown City Soccer & Social Club and Thorndon Park Reserve
- Just 15-minutes from the CBD

### Rates

- City of Campbelltown
- Torrens Title

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