

**37B Ryan Avenue, Athelstone, SA 5076**

**Boffo**

**House For Sale**

Wednesday, 3 July 2024

37B Ryan Avenue, Athelstone, SA 5076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 343 m2**

**Type: House**



Robert Lonie  
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## Auction \$880,000

**Auction Location: On Site** This stylish, low maintenance brick veneer home, built by Metricon Homes in 2022, is beautifully maintained throughout and is the perfect opportunity for buyers seeking a quality home to move straight into and start enjoying an exceptional lifestyle, nestled in the scenic foothills. Set on an easy-to-maintain 343sqm (approximate) block, with a build area of 163.21sqm (approximately) and provides four bedrooms, two immaculate bathrooms and two living areas, with the heart of the home featuring a light filled open plan living, kitchen and dining area that flows effortlessly through the sliding doors to the rear yard. Additionally featuring downlights in the living areas and 2.7m ceilings throughout, creating the perfect ambience. Set in an excellent location, this residence is within walking distance to the picturesque River Torrens Linear Park Trail and Black Hill Conservation Park. Additionally, within walking distance to a variety of amenities including Athelstone shopping centre. Simply move in, unpack and enjoy easy-care, convenient living in a sought-after location. Features that make this home special: - Master suite with walk-in robe and ensuite - Bedrooms two, three and four, all complete with built-in robes - Valuable second living/sitting room - Bright open-plan living, dining and kitchen area - Modern kitchen with breakfast bar, walk-in pantry, puratap and stainless-steel appliances including oven, Bosch dishwasher and Bosch 90cm gas cooktop and electric oven - Sparkling main bathroom with bath and shower, featuring floor to ceiling tiling - Separate toilet for convenience - Laundry with external access - Daikin ducted reverse cycle air conditioning - Low-maintenance backyard with generous lawn area and garden shed - Single garage with internal and external access - 6-star energy rating - Gas hot water system Nestled in the picturesque foothills, Athelstone offers a perfect balance of natural beauty and modern convenience. Surrounded by lush greenery from nearby parks, it provides an ideal setting for outdoor enthusiasts. With top-notch schools like St Ignatius College and Thorndon Park Primary School nearby, families have access to quality education. Conveniently located near Newton Village and Newton Central Shopping Centre, residents enjoy easy access to amenities. The bus is just a short walk away on Gorge Road or Lower Athelstone Road. Plus, being just 13.8km (approximately) from the Adelaide CBD makes Athelstone an attractive choice for those seeking a serene yet accessible lifestyle. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville 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. RLA 313174