

**38 Clare Ave, Athelstone, SA, 5076**

**HARRIS**

**House For Sale**

Friday, 30 August 2024

38 Clare Ave, Athelstone, SA, 5076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Paul Alvino

## **A big block, expansive frontage & charming base to build from: An ideal entry with endless potential**

Nestled at the end of a tranquil cul-de-sac in the highly sought-after suburb of Athelstone, this magnificent 4-bedroom, 2-bathroom residence presents a unique opportunity to enjoy the best of suburban living. Positioned on a generous 711m<sup>2</sup> allotment with an expansive and striking extra-wide frontage, the property commands attention with its impressive street appeal and thoughtfully designed layout.

As you step inside, you are greeted by a warm and inviting atmosphere, where spacious living areas flow effortlessly to create a harmonious blend of style and functionality. The open-plan design ensures that natural light fills the home, highlighting the quality finishes and attention to detail throughout. The well-appointed kitchen, complete with modern appliances and ample storage, is the heart of the home, making it ideal for both casual family meals and entertaining on a grand scale.

The four generously sized bedrooms offer comfort and privacy for the entire family, whilst sharing the 2 family bathrooms.

Outside, the property continues to impress with its exceptional lock-up garage, capable of accommodating 4-6 vehicles with ease. This space is not only perfect for car enthusiasts but also provides ample room for a workshop, storage, or even a home gym. The expansive front yard and the peaceful surroundings of the cul-de-sac offer a safe and quiet environment for children to play or for you to simply relax and enjoy the serenity of this premier location.

This home in Athelstone is more than just a property; it's a lifestyle choice that offers the perfect balance of space, convenience, and prestige. Whether you're hosting a large gathering, enjoying a quiet evening with family, or tinkering with your collection of vehicles, this residence caters to every aspect of modern living.

With its superb location, generous proportions, and unmatched parking and storage options, this home is truly one-of-a-kind and ready to welcome its next fortunate owners.

### Specifications:

CT / 5147/858

Council / Campbelltown

Zoning / GN

Built / 1964

Land / 711m<sup>2</sup> (approx)

Council Rates / \$pa

Emergency Services Levy / \$pa

SA Water / \$pq

Estimated rental assessment / \$590 to \$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

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