

**52 Dunalbyn Drive, Aberfoyle Park, SA 5159**

**HARRIS**

**House For Sale**

Sunday, 23 June 2024

52 Dunalbyn Drive, Aberfoyle Park, SA 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 665 m2**

**Type: House**



Craig Costello

0448212066

## Auction 4pm Saturday 20th of July onsite

\*Price Guide (Note to Buyers) -The property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email. Discover your dream home in the sought-after suburb of Aberfoyle Park. This spacious four-bedroom residence offers the perfect blend of comfort, convenience, and potential, making it an ideal choice for families looking to settle in a vibrant community.

**Key Features:**

- Master Suite Retreat:** The master bedroom boasts an ensuite and a walk-in robe, providing a private sanctuary for parents.
- Generous Bedrooms:** All additional bedrooms are equipped with built-in robes, ensuring ample storage for the whole family.
- Versatile Living Spaces:** The combined kitchen, family, and everyday meals area create a warm and inviting space for daily living, while the formal entry lounge and dining room offer an elegant setting for entertaining guests.
- Double Garage:** Enjoy the convenience of a double garage under the main roof, offering secure parking for your vehicles.
- Outdoor Entertaining:** The large outdoor entertaining area is perfect for hosting family gatherings and enjoying the beautiful weather.

While the property requires some work, the astute buyer will see this as a prime opportunity to add value and personalize the home to their taste. With a little TLC, this property has the potential to become a standout gem in the neighbourhood. Aberfoyle Park is renowned for its family-friendly atmosphere, excellent schools, and abundant parks and recreational facilities. Enjoy the convenience of being close to;

- Aberfoyle Hub Shopping Centre:** A variety of shops, cafes, and essential services are just a short drive away.
- Quality Schools:** Highly regarded primary and secondary schools, including Aberfoyle Park High School, are within easy reach.
- Parks and Nature Reserves:** Explore the nearby Thalassa Park and the stunning Sturt Gorge Recreation Park, offering picturesque walking trails and outdoor activities.
- Public Transport:** Convenient access to public transport options makes commuting a breeze.

Don't miss this incredible opportunity to secure a family home in the heart of Aberfoyle Park. Embrace the chance to create your perfect living space and enjoy all the benefits this vibrant community has to offer. Contact Craig Costello today on 0448 212 066 and take the first step towards your new beginning!

**Specifications:** CT / 5119/937 Council / Onkaparinga Zoning / HN Built / 1993 Land / 665m<sup>2</sup> (approx) Frontage / 19m Estimated rental assessment / Written rental assessment can be provided upon request

**Nearby Schools /** Craighburn P.S, Aberfoyle Hub P.S, Aberfoyle Park H.S

**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