

**65 Livingstone Avenue, Prospect, SA, 5082**

ALL ADELAIDE

**House For Sale**

Tuesday, 3 September 2024

65 Livingstone Avenue, Prospect, SA, 5082

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Bateman  
0422936645



Blake Bryant  
0476957176

## Contemporary Courtyard Comfort - Low Maintenance Appeal

Perfectly positioned with easy access to the Churchill Centre, public transport, and local schools, this refreshing courtyard residence offers an elite level of contemporary accommodation with both formal and casual living spaces flowing across a generous 3-bedroom design.

There is plenty of space for the family to relax with a vibrant central living room and an adjacent courtyard providing an elite formal zone-the perfect spot to receive your guests or relax in front of the telly.

For everyday living, a large combined family/dining room offers more than enough space for casual relaxation. A bright, modern kitchen seamlessly integrates within the living area, offering subway-tiled splashbacks, stainless steel appliances, stone-look benchtops, an island breakfast bar, crisp modern cabinetry, and a generous walk-in pantry.

Step outdoors and relax alfresco style under a full-width tiled rear portico, constructed under the main roof and overlooking a generous lawn-covered backyard where there's plenty of space for kids and pets to play.

All 3 bedrooms are generously proportioned and offer quality carpets and robe amenities. The master bedroom features a generous walk-through robe and a bright ensuite bathroom. Bedrooms 2 and 3 both have built-in robes with mirror panel doors.

A bright main bathroom with a separate bath and shower, a separate toilet, and a walk-through laundry offer modern and appealing amenities, while a single drive-through garage with an auto panel lift door and a rear access roller door provides secure accommodation for the family car. The drive-through function to the central courtyard can be used to park your recreational vehicle or as a delightful second outdoor space.

Ducted reverse cycle air-conditioning will ensure your year-round comfort, enhancing the comfort, style, and functionality of this exciting courtyard residence.

Briefly:

- \* Fabulous low-maintenance courtyard residence with a bright modern appeal
- \* Both formal and casual living areas across a 3-bedroom design
- \* Spacious central living room with plush carpets and direct courtyard access
- \* Generous open-plan family/dining room with a modern integrated kitchen
- \* Kitchen boasting subway-tiled splashbacks, stainless steel appliances, stone-look benchtops, an island breakfast bar, crisp modern cabinetry, and a generous walk-in pantry
- \* Full-width tiled alfresco portico overlooking a generous lawn-covered backyard
- \* Plenty of space in the rear yard for kids and pets to play
- \* All 3 bedrooms with fresh quality carpets and robe amenities
- \* Bedroom 1 with a generous walk-through robe and spacious ensuite bathroom
- \* Bedrooms 2 and 3 with built-in robes (mirror panel doors)
- \* Bright main bathroom with a separate bath and shower
- \* Separate toilet
- \* Walk-through laundry with exterior access
- \* Single garage with an auto panel lift door and a rear access roller door
- \* Drive-through garage function to central courtyard
- \* Room to park one vehicle off-street in the driveway
- \* Ducted reverse cycle air-conditioning
- \* 349m<sup>2</sup> allotment

Public transport is readily available, so take your pick of rail or bus with easy access to the city and beyond. Quality shopping at the Churchill Centre will provide both designer goods and everyday groceries, with Northpark Shopping

Centre & Coles Prospect also available.

Local unzoned primary schools include Prospect North Primary, Enfield Primary, and Blair Athol North School B-7. The zoned high schools are Adelaide High and Adelaide Botanic High School. Quality private schools in the area include Prescott College, Blackfriars Priory, Our Lady of The Sacred Heart College, and Wilderness School.

Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.

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.

The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.