

65 Riverside Avenue, Allenby Gardens, SA, 5009

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 14 August 2024

65 Riverside Avenue, Allenby Gardens, SA, 5009

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Toni Lamb

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Settle into a Contemporary Haven on Riverside.

Best Offers By Monday 2nd September at 1pm (Unless Sold Prior).

Assuming a coveted position right on the banks of Linear Park within the contemporary urban enclave of Riverside Estate, this designer dual-level residence will overhaul your lifestyle in the most incredible way.

Both sunny and spacious, the footprint instantly sets the mood with its stylish, monochromatic palette that creates an inviting space to settle in and relax accompanied by loved ones.

Perfectly complimenting the warm floating floors, sleek black cabinetry and grey stone benchtops infuse the quality appliances of the kitchen with a chic design that will make you both eager to entertain and the envy of your guests.

Taking the stairs to a second level framed by soft loop carpets and sheer curtains, you'll appreciate every little layer of luxury when retiring to one of the four bedrooms come nighttime. Heads of the house receive rightful special treatment with the grand proportions, ensuite and walk-in robe of the master.

From an interior that's all about decadent style to a low-maintenance yard that beckons you to slow down and savour every sip of your morning coffee you really can have it all on Riverside.

Features:

- Flexible family footprint with dual living zones
- Secure double garage with internal entry
- Built-in robes to bedrooms 2, 3 & 4
- Induction cooktop, dual ovens & DishDrawer
- Walk-in pantry & understairs storage
- Family-friendly main bathroom with bath, separate toilet & downstairs powder room
- Tiled alfresco & easy-care surrounding gardens
- Ducted R/C air conditioning throughout
- Bill reducing solar system

Lifestyle:

- Easy access to bus stop & free city tramline
- Zoned for Allenby Gardens Primary & Underdale High
- Footsteps to Brickworks Marketplace, River Park Reserve, Coopers Stadium & Nazareth College
- Quick dash to Welland Plaza, Adelaide Entertainment Centre & Bonython Park
- Picturesque Linear Park connection from CBD to the coastline

Rates:

- City of Charles Sturt
- Community Title
- Council \$1479PA
- SA Water \$201PQ
- ES Levy \$159PA
- Community Rates \$127PQ

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