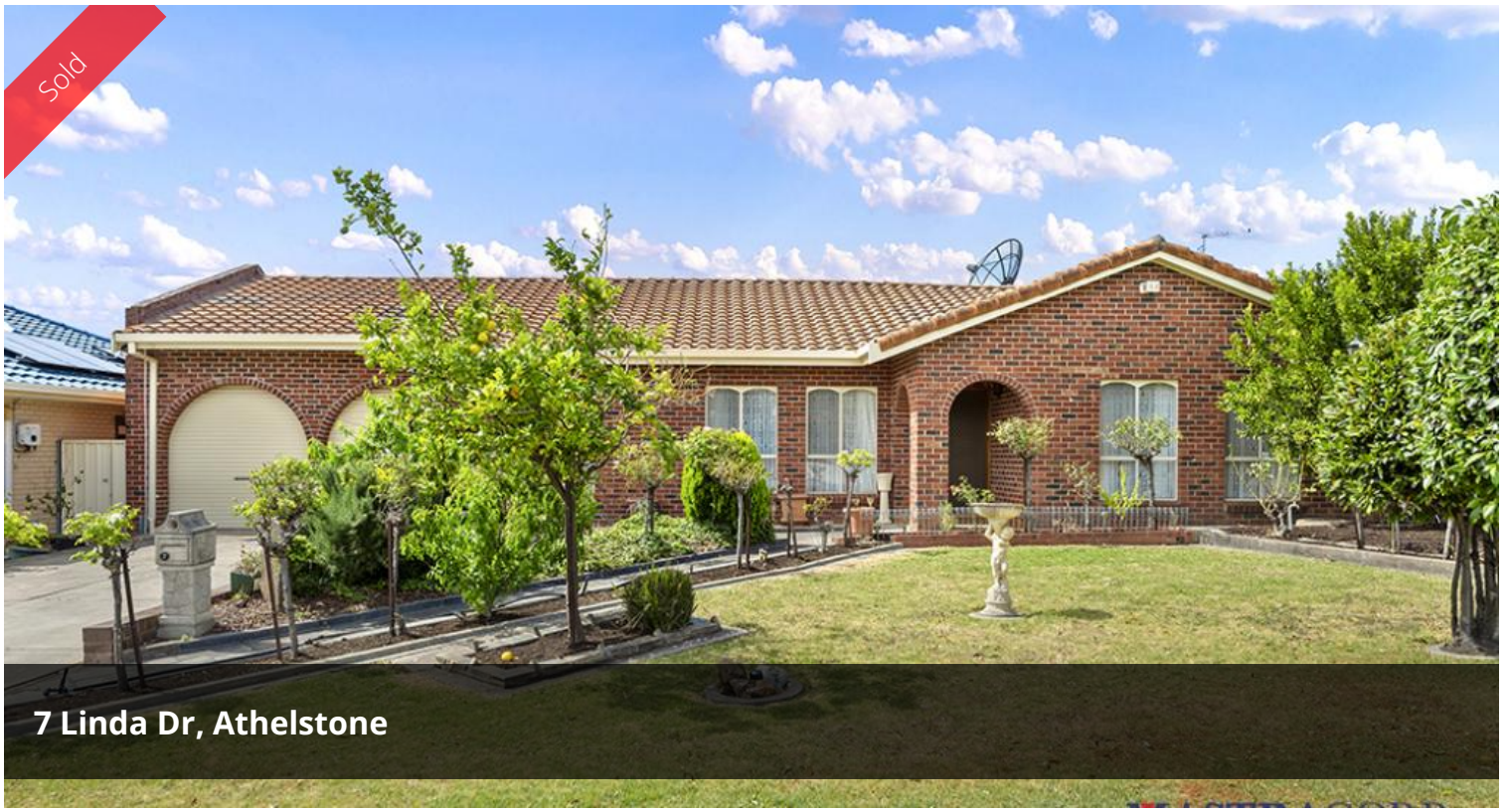








SOLD PRIOR AUCTION

3 2 4 577m2

SOLD BY NIC- Offers were submitted and we were able to successfully negotiate a contract which exceeded our clients expectations within the first week of the property hitting the market.

Auction has been cancelled. Appraisals and more opportunities welcomed- contact Nic today 0401 790 753.

Discover a serene oasis nestled on a quiet, low-traffic street, surrounded by the natural beauty of nearby parks, schools, and sporting ovals. This cherished family home, lovingly maintained by its original owners, boasts exceptional quality and pride of ownership. "Not one crack!" he says, the foundations, bricks and mortar laid by the hands of a man building his forever home- a true testament to its solid construction and enduring charm.

Set on a generous 577sqm allotment with an impressive 21.3-meter-wide frontage, the home features a fully fronted design surrounded by a beautifully manicured garden. A double garage, paired with additional off-street parking in the expansive driveway, ensures ample space for your

Price	SOLD
Property Type	Residential
Property ID	2541
Land Area	577 m2
Floor Area	250 m2

Agent Details

Nick Mastrangelo - 0401 790 753

Office Details

Adelaide
Unit 4/ 60 West Terrace, Adelaide
SA 5000 Australia
08 8212 0140

MASTRACORP
REAL ESTATE

family and guests.

Located in a friendly, tight-knit community, the street is ideal for raising a family, offering a safe, low-traffic environment perfect for activities like learning to ride a bike or the classic neighborhood street cricket—a nostalgic gem only told to new generations.

The original layout of large proportions and character was purpose built to provide comfort and convenience without compromise to maintaining the cultural traditions that required a second kitchen, used more often than the main kitchen, and direct access to the besser-block food & wine storage shed and a well-ventilated underground cellar. The undercover pitched-roof verandah, nutrient-rich veggie garden and meticulously laid slate floors completes the backyard description but it's always better to experience yourself- inspection is a must!

The home also enjoys year-round comfort with ducted reverse cycle A/C, gas heating and access to 3-phase power which is efficiently powered by the north-facing 6KW Solar Panel system.

Features of the home include:

- Three well-sized bedrooms, the main with walk-in-robe and updated private ensuite with bath and shower.

- Separate family, living and dining areas

- Kitchen with timber cupboards and benchtop with servery overlooking the dining area

- Common tiled bathroom with shower and vanity and separate w/c

- Double garage with direct access to the second kitchen and easily converted to a studio or study room.

- Food and wine besser block storage shed featuring an underground cellar vented for maximum air flow.

- Backyard undercover pitched-roof veranda, lawn area, veggie garden with nutrients rich soil and an additional storage shed.

Conveniently located just a short walk to Newton Village Shopping Centre and public transport stops on Stradbroke Road and Montacute Road, there is also an abundance of quality primary and secondary schools to choose from.

Set on the base of the Adelaide Hills, Athelstone has access to the best nature reserves like **Black Hill Conservation Park** and **Morialta Conservation Park**. It's easy to understand why Athelstone has experienced such high growth and will continue to.

Property is for sale by Public Auction on Saturday the 14th December 2024 at 12:30pm (onsite/ Unless Sold Prior). NOTE: UNCONDITIONAL OFFERS ARE

BEING CONSIDERED PRIOR TO AUCTION.

While it is our intention to provide every interested party with an opportunity to submit an offer, we respect those that have put forward their best offer and will deal with those parties expeditiously. We can not guarantee that anyone will be provided with a second opportunity to improve their offer so we strongly encourage those interested parties to submit their highest offer and make their intentions clear to the agent. High enquiry volumes make it a challenging task to assess and cater to a party employing a more reserved approach.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.