




44A Hamilton Terrace, Athelstone

Parks, Cafes & Everyday Convenience

Ideally located in Athelstone, this home offers easy access to local shops, cafes, parks and public transport, with Linear Park and quality schools all close by. Enjoy a peaceful foothills lifestyle while still being only a short drive to the CBD.

Features include:

- Formal living or sitting area at the front
- Open plan living, kitchen and dining opening to alfresco area
- Kitchen with stone benchtops, island bench, pantry, stainless steel appliances including dishwasher, gas cooktop and oven
- Large main bedroom with built in robes and ensuite
- Ensuite with vanity, toilet and vanity
- 2 x remaining bedrooms are of a good size, both with built in robes
- Main bathroom with shower, bath, toilet and vanity
- Separate study
- Internal laundry
- Paved alfresco area
- Established irrigated garden
- Double garage with internal access and remote controlled garage door
- Ducted reverse cycle air conditioning

3  2  2 

FOR RENT

Please Call

AGENTS

Jenny D'Angelo
0447 347 284
jdangelo@ljhglynde.com.au

Kirsty Clark
0422 005 721
kirsty.clark@ljhadelaidemetro.com.au

AGENCY

LJ Hooker St Peters
(08) 8362 8008

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Security alarm
- NBN
- 10.2kW solar system

Perfectly positioned in the leafy suburb of Athelstone, this home is close to popular local cafés including Fox & Firkin and Rehn Bier, along with convenient shopping at Athelstone Shopping Centre and Newton Village. Surrounded by nature, residents can enjoy nearby Thorndon Park Reserve, Black Hill Conservation Park and the walking and cycling trails along Linear Park, while quality schools including Athelstone School, Charles Campbell College and St Ignatius' College are all within easy reach, along with public transport options.

Water charges: Water usage and supply charges apply

Furniture: Unfurnished

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

MORE DETAILS

Property ID	2ECBFDZ
Property Type	House
Including	Ensuite Air Conditioning Solar Panels

Jenny D'Angelo 0447 347 284

| jdangelo@ljhglynde.com.au

Kirsty Clark 0422 005 721

Business Development Manager |
kirsty.clark@ljhadelaidemetro.com.au

LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au





Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Fotobase Group