



Sold



261 Gorge Road, Athelstone

## Sold by Luke Mitchell of LJ Hooker Adelaide Metro

Backing onto a hidden reserve, this North facing rear home has been lovingly maintained and thoughtfully enjoyed through the years. Now offering its next owners the opportunity to settle in and make it their own!

From the moment you step inside the grand entry foyer, you'll feel the care and love that's gone into preserving this home. Sunlight filters through the front lounge and formal dining area, while polished timber tones and neat finishes create a sense of warmth and familiarity. The kitchen, perfectly positioned alongside the meals area, offers ample space to cook up a storm with ample storage and walk-in pantry. The kitchen is spotlessly presented and ready to use as is or update in your own time.

Each of the three bedrooms provide space and comfort, serviced by a well kept bathroom with separate bath and shower. The master features an ensuite, not often found in this era of home.

Outdoors, the lifestyle on offer is exceptional. The rear alfresco area, fitted with pull down blinds, extends your living space year round. Beyond the back fence, the adjoining reserve adds a natural green

3 2 4

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

backdrop, a place for children to explore or for relaxed morning walks. Car enthusiasts and hobbyists will appreciate the long carport flowing through to a large garage complete with its own kitchenette and storage room. Perfect as a workshop, rumpus or future studio conversion.

Solar panels, security shutters, ducted a/c and security system enhance everyday ease, while the home's immaculate presentation reflects true pride of ownership.

What we love:

- Master with ensuite
- Large carport flowing to garage
- Solar system
- Security shutters
- Large alfresco with blinds

Nestled in a family-friendly pocket close to Athelstone Shopping Centre, Black Hill Conservation Park, Thorndon Park Reserve, local schools and public transport, this home blends liveability, location and long-term potential all in one.

Whether you're searching for a comfortable place to call home or a solid foundation for future renovations, this home is ready to be loved for years to come.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID	2DMWFDZ
Property Type	House
Land Area	607 m2
Including	Ensuite

**Luke Mitchell 0411 703 055**

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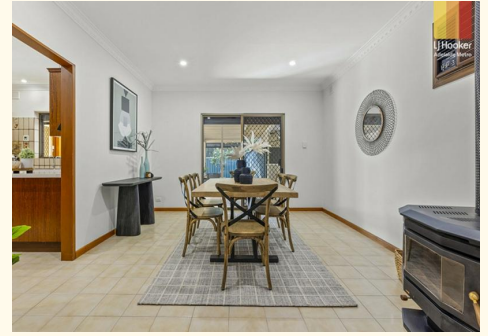
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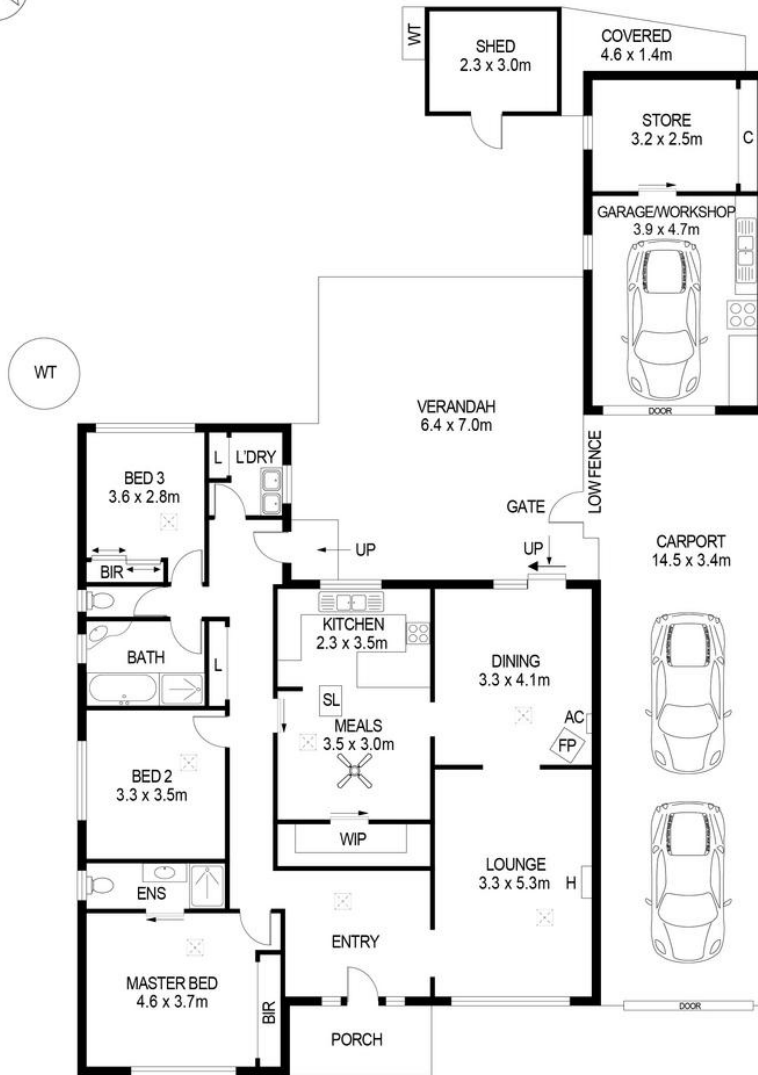
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