



4 Berkshire Street, Athol Park

Move-In Ready Modern Home with Style and Comfort

This move in ready home is ideal for first home buyers, investors, or downsizers looking for an easy care home. Within easy reach of schools, shops and public transport, this is a must see!

Step inside this beautiful family home featuring three spacious bedrooms, including a master with a walk-in wardrobe and private ensuite for added comfort and convenience. The central bathroom is thoughtfully designed with a separate WC, perfect for family living. The laundry at the end of the hallway offers potential to add built-in storage in the future.

The corner kitchen is a chef's delight, boasting generous bench and cupboard space, a deep pantry, dishwasher, and gas cooktop. Adjacent to the kitchen, the open-plan living and meals area flows effortlessly, creating a bright and inviting space for everyday living.

Step outside to the backyard where roller blinds create a versatile all-weather entertaining area, ideal for gatherings with family and friends. The easy-care paved yards and neat garden beds, along with bark chips in the front yard, provide both charm and the opportunity to create your own garden oasis in the future.

3  2  2 

FOR SALE
\$820,000

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
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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.

 **LJ Hooker**

Additional features include a secure carport with roller door, offering peace of mind and practicality. This home perfectly combines style, functionality, and comfort-don't miss your chance to make it yours!

This property enjoys convenient access to the CBD and public transport via Hanson Road. Just a short walk from the local IGA and plenty of open parks and playgrounds, perfect for leisurely strolls or outdoor activities. Shopping, dining, and entertainment are within easy reach, with Armada Arndale only a short drive away. Families will benefit from nearby schools, including Woodville Gardens Primary, Pennington R-6, Woodville High School, and Roma Mitchell Secondary College, making this location ideal for every stage of life.

Key Features

- Three generous bedrooms, master with a walk in wardrobe and ensuite
- Central main bathroom with a bathtub and separate WC
- Laundry with potential for future storage to be added
- Corner kitchen offering plenty of bench and cupboard space, plus quality appliances
- Open plan living and meals area, with direct back yard access
- Undercover entertaining area, with roller blinds, for year round comfort
- Secure lock up carport and driveway parking

Specifications

Title: Torrens Title

Year built: 2010

Land size: 327sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,395.25pa (approx)

ESL: \$148.40pa (approx)

SA Water & Sewer supply: \$189.98pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

MORE DETAILS

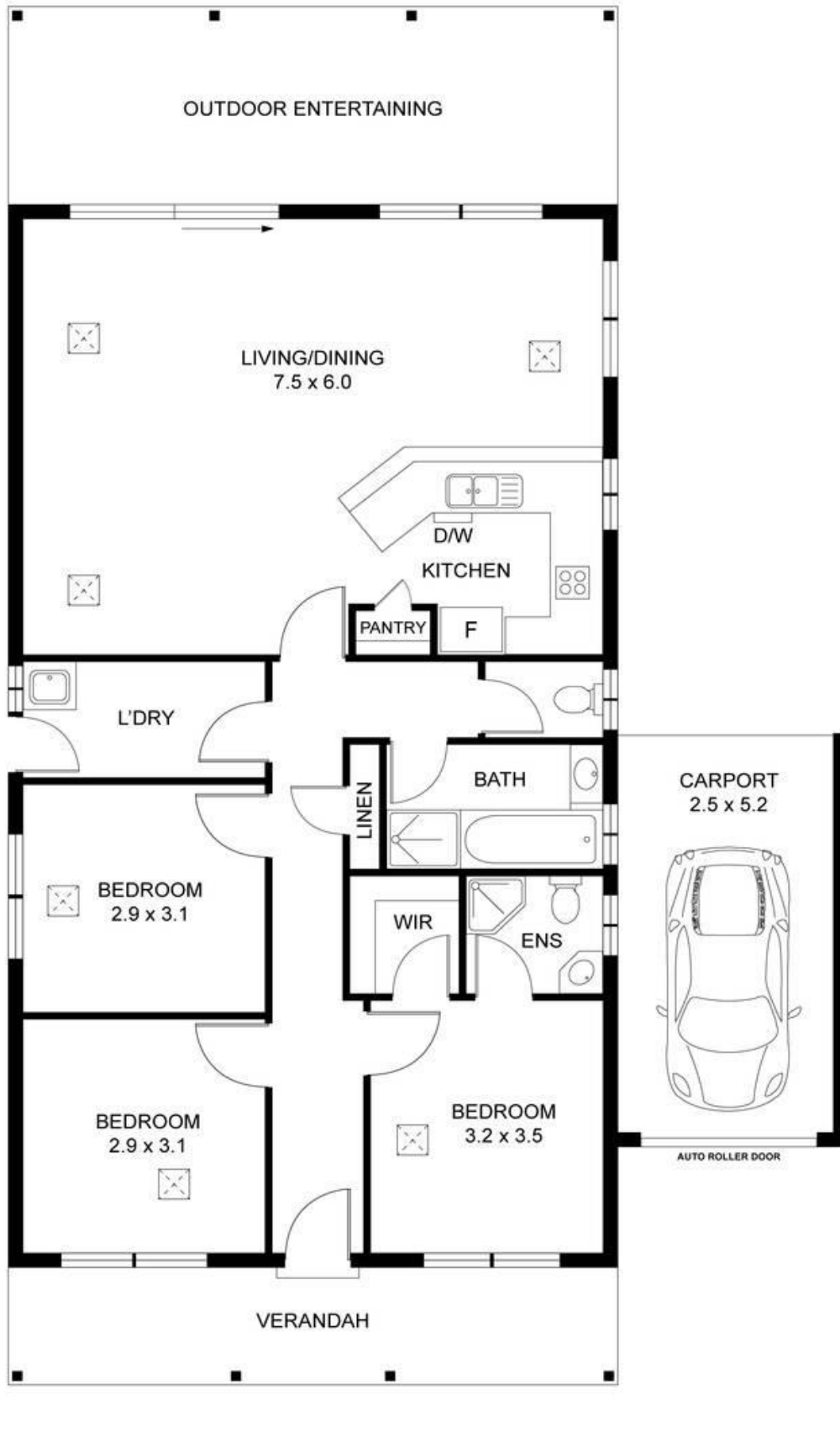
Property ID Y1JHDM
Property Type House
Land Area 327 m2
Including Air Conditioning
Built-in-Robes
Carpeted

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This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.