

## Athol Park, 5 Adelaide Street

Ideal first home or next renovation project

This fully fenced and secure brick home on 786sqm (approx) offers plenty of potential to its new owners. Whether you're looking for your first home, an investment or your next renovation project, this home has something for everyone.

The home boasts a good sized living room at the front of the home, the dining room has access either via the living room or passage. The eat in kitchen offers ample storage and bench space, and a skylight, flooding the room with natural light.

The master bedroom is fitted with a ceiling fan and wall unit AC, and both internal bedrooms are spacious. The central bathroom services the bedrooms and is equipped with a bathtub, while the WC is located at the back of the home, just off the laundry.

Outside you'll find a detached rumpus room features a lounge/study area at the front, the 3rd bedroom which features a ceiling fan, plus a utility room at the back, which could be



**For Sale**  
\$815,000

**View**  
[ljhooker.com.au/X62HDM](http://ljhooker.com.au/X62HDM)

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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**Disclaimer:** 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.

used for storage.

The back yard is spacious and offers its new owners plenty of potential and includes two sheds, and a drive through garage to an undercover carport. A verandah running along the back of the home offers an ideal entertaining area for family and friends.

The location this home offers is unbeatable. Under a 30 minute drive to the CBD, or hop on local public transport on Hanson Road. Armada Arndale is only a short drive away for shopping and essential services, or the Westwood IGA within walking distance. A choice of parks and playgrounds nearby including The Avenue Reserve and Fawk Reserve, home to the West Croydon Football Club.

#### Key Features

- Spacious lounge at the front of the home
- Separate dining room
- Eat in kitchen with ample storage and a gas cooktop
- Two bedrooms within the main home, master with ceiling fan and AC
- Central bathroom with bathtub, and WC located at the back of the home with the laundry
- Detached rumpus room with additional 3rd bedroom, study area and utility room for extra storage
- Undercover entertaining area
- Large gardens plus two sheds
- Drive through garage and undercover carport
- Fully fenced property

#### Specifications

Title: Torrens Titled

Year built: TBC

Land size: 786sqm (approx)

Council: City of Charles Sturt

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

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



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## More About this Property

Property ID	X62HDM
Property Type	House
Land Area	786 m <sup>2</sup>

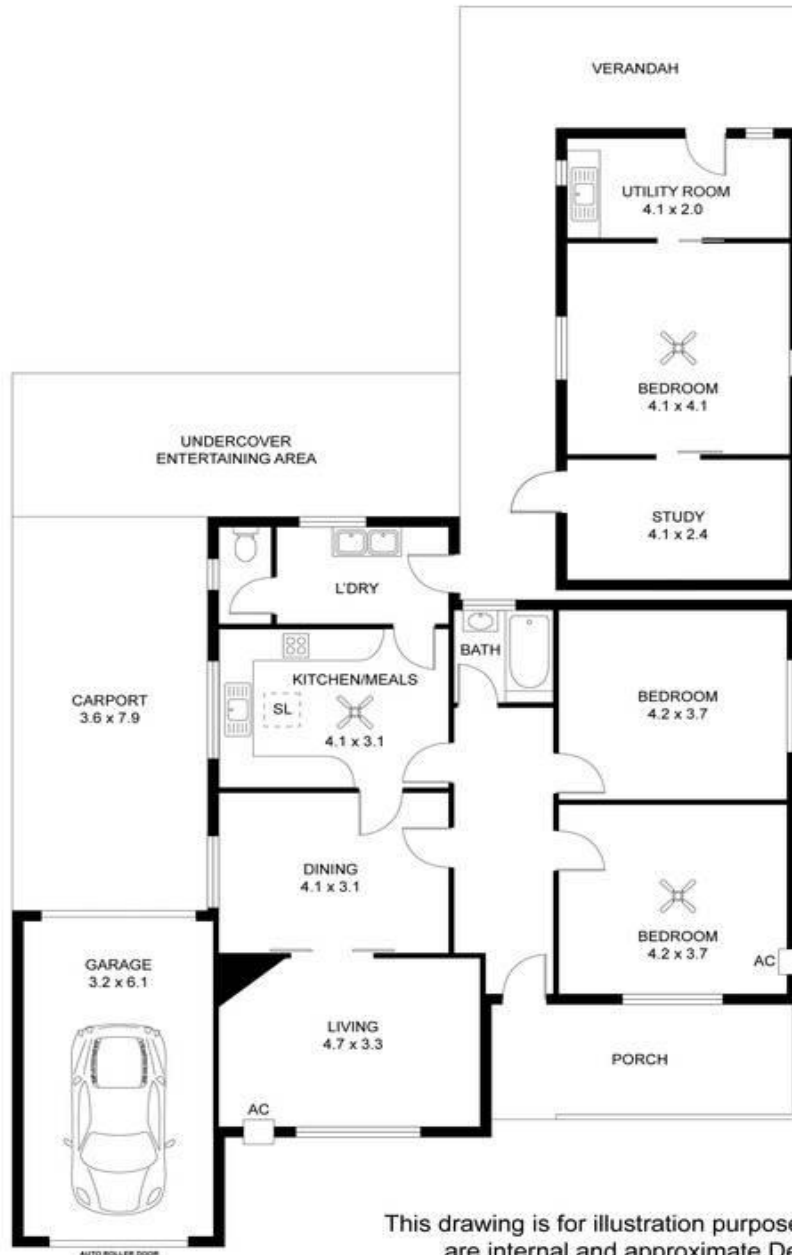
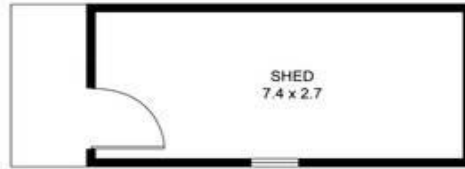
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This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.