



73 The Avenue, Athol Park

Modern Home in a Sought After Location

This modern home is perfect for first-time investors or those expanding their portfolio. Featuring low-maintenance living and contemporary style, it's ideally located within walking distance of quality schools, local shops, and transport-offering great rental appeal and growth potential.

The master suite boasts a walk-in wardrobe and private ensuite, while bedrooms 2 and 3, located at the end of the hallway, both offer built-in wardrobes. Flexible fourth bedroom can offer use as a second lounge. The central bathroom includes a bathtub, complemented by a separate powder room with ample storage and WC.

The heart of the home is the open-plan family and meals area, filled with natural light from large windows, flowing seamlessly into a modern kitchen with a corner pantry, dishwasher, gas cooktop, and an island bench with a breakfast bar for casual dining. The laundry offers potential for additional storage.

Outside, the home is designed for entertaining and family living, with a verandah, a lawn area perfect for children and pets, and a double carport with electric gates accessible from the rear. Additional

4  2  3 

FOR SALE
Contact Agent

AGENTS

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AGENCY

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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**

features include roller shutters, a rainwater tank, and a tool shed- combining style, comfort, and practicality in one exceptional package.

This property offers easy access to the CBD and public transport along Hanson Road. You'll be just a short stroll from the local IGA and The Avenue Reserve at the end of the street, perfect for leisurely walks or outdoor activities. Shopping, dining, and entertainment are all close by with Armada Arndale just a short drive away. Families will appreciate the proximity to schools, including Woodville Gardens Primary, Pennington R-6, Woodville High School, and Roma Mitchell Secondary College, making it an ideal location for every stage of life.

Key Features

- Four generous bedrooms, bedrooms 2 and 3 include built-in wardrobes
- Fourth bedroom located at the front of the home offers flexibility as a second lounge
- Master suite boasts a walk in wardrobe and ensuite
- Central family bathroom includes a bathtub and separate powder room
- Open plan family and meals area with large windows
- Spacious kitchen with ample bench and cupboard space, and quality appliances
- Large verandah, perfect for entertaining
- Tidy lawn area, perfect for children and pets to play
- Side street access to undercover off-street parking, with electric gate access
- Laminate floorboards to main living areas within the home
- Roller shutters fitted to some windows
- Tool shed for additional storage
- Property is currently tenanted, \$710pw, fixed lease until march 2026

Specifications

Title: Torrens title

Year built: TBC

Land size: sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,536.20pa (approx)

ESL: \$160.50pa (approx)

SA Water & Sewer supply: \$203.25pq (approx)

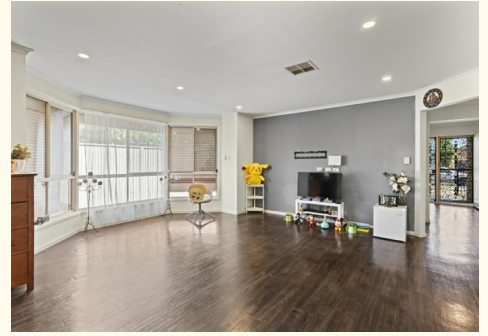
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RLA 242629

MORE DETAILS

Property ID Y1PHDM
Property Type House
Land Area 485 m2
Including Ensuite
Air Conditioning
Built-in-Robes
Carpeted
Close to Schools
Close to Shops
Close to Transport
Heating

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