



85 Park Avenue, Athol Park

## Contemporary Living —Where Comfort Meets Luxury

Whether you're searching for a new place to call home or an investment opportunity, this property offers exceptional potential. Its low-maintenance design is perfectly suited to busy professionals and families alike.

Step inside to a spacious open-plan living and dining area, seamlessly connected to a contemporary kitchen equipped with quality appliances, including a gas cooktop and dishwasher. There's even plumbing provision for a fridge with water and ice. Conveniently positioned just off the kitchen, the laundry provides generous bench space and ample storage.

All four bedrooms are thoughtfully positioned along the main hallway. The master suite includes a walk-in wardrobe and a private ensuite, while bedrooms two and three come complete with built-in robes. The main bathroom boasts a luxurious deep soak bathtub, and both bathrooms are enhanced with sleek black fixtures for a modern finish.

Outdoors, the paved rear area offers a fantastic space for entertaining. Parking is a breeze with a secure double garage and additional driveway parking behind a gated entrance.

4  2  2 

**FOR SALE**  
\$860,000

### AGENTS

Lisa Xu  
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### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

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**

Nestled in Adelaide's western suburbs, Athol Park offers the ideal mix of suburban calm and urban convenience. Surrounded by parks, green spaces, and sporting facilities, it's perfect for active families and outdoor lovers. Enjoy easy access to the CBD via Torrens Road or nearby public transport. For a weekend escape, you're just a short drive from the scenic coastline, where you can explore the rich maritime history of Port Adelaide or soak up the laid-back seaside charm of Semaphore.

### Key Features

- Modern kitchen with quality appliances and plenty of storage
- Open plan living and meals area
- Master bedroom includes a walk in wardrobe and ensuite
- Bedrooms 2 and 3 include built in wardrobes
- Fourth bedroom can double as a second living area
- Main bathroom features a deep soak bath
- Both bathrooms are enhanced with sleek black fixtures and fittings
- Secure parking including a garage plus driveway space
- Fully fenced property with automatic gate, for peace of mind
- Low maintenance front yard and paved rear courtyard
- Zoned ducted reverse cycle air conditioning
- Solar panels

### Specifications

Title: Torrens Title

Year built: 2022

Land size: 282sqm (approx)

Council: City of Charles Sturt

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

- The photos were taken in 2023, and the property may vary from what is depicted.

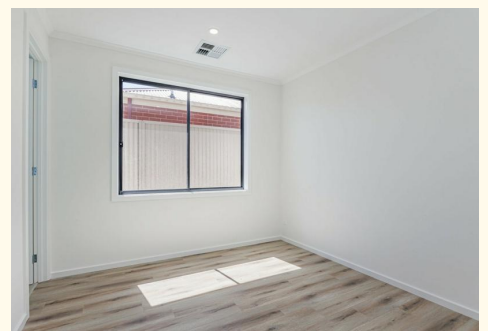
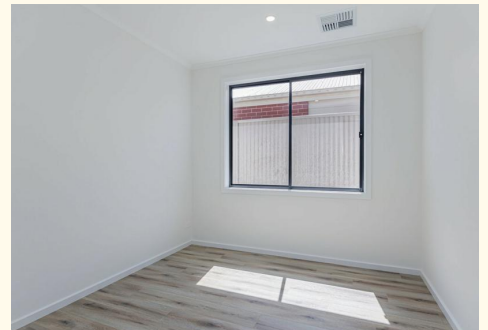
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RLA 242629

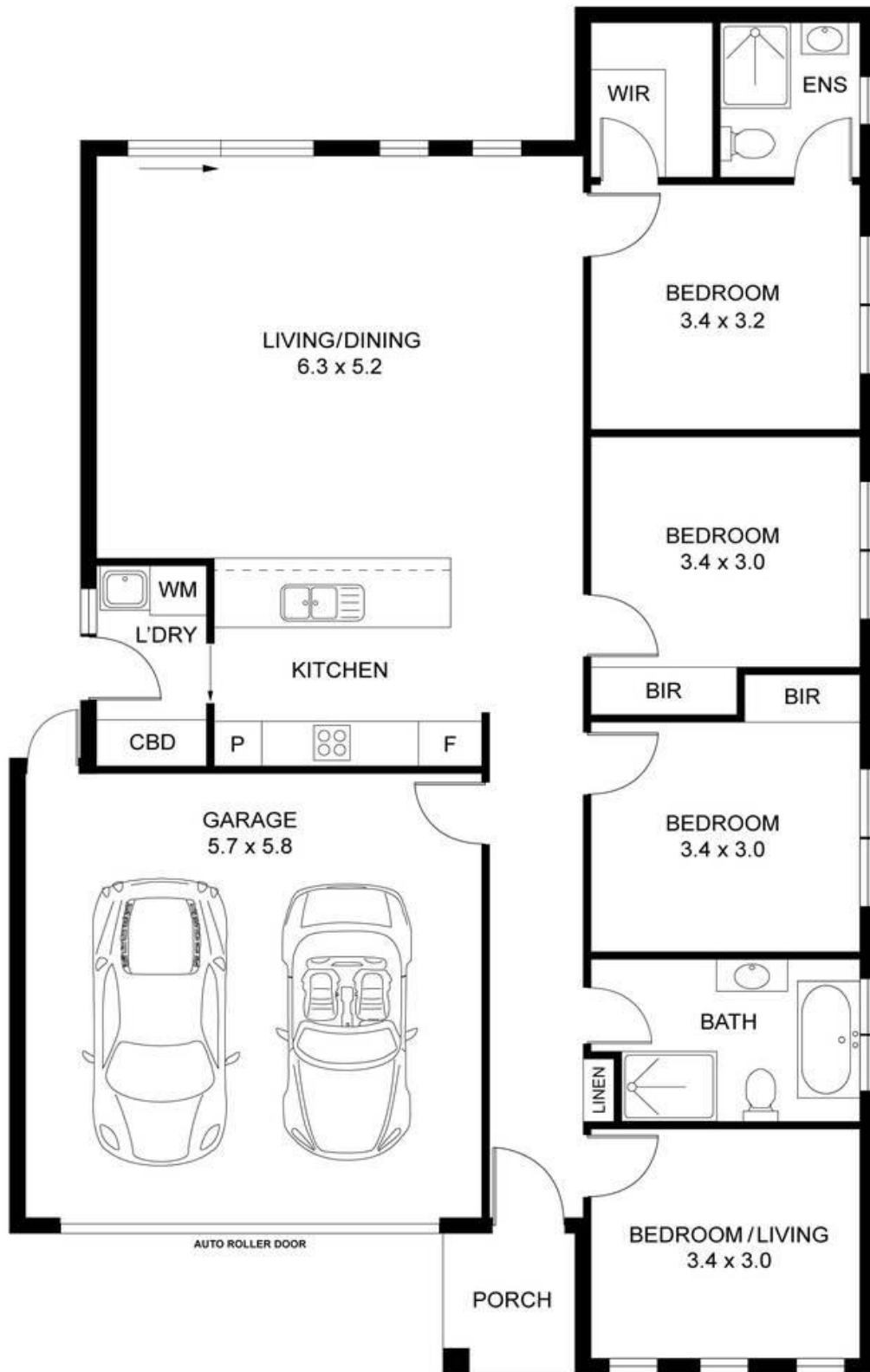
## MORE DETAILS

Property ID XS3HDM  
Property Type House  
Land Area 282 m2  
Including Ensuite  
Air Conditioning  
Alarm  
Built-in-Robes  
Heating

**Lisa Xu 0432 235 818**  
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