



10 Sylvia Street, Blair Athol

Spacious Modern Home with Flexible Living & Alfresco Entertaining

Designed with families in mind, this contemporary home offers a generous, adaptable floorplan, featuring multiple living zones, up to five bedrooms and seamless indoor-outdoor flow. Perfectly located in a highly sought-after pocket, it blends comfort, style and convenience for a lifestyle of ease.

Upon entry, a dedicated study provides an ideal workspace for working from home. The luxurious master suite boasts a walk-in robe and private ensuite, while bedrooms two and three each feature built-in wardrobes, ensuring ample storage for the whole family. The well-appointed central bathroom includes a separate WC, powder room and a relaxing bathtub.

Two additional versatile rooms can be configured to suit your needs—whether as bedrooms, a formal dining room, or extra living spaces. Each room is enhanced with expansive wall-length cupboards, offering excellent storage solutions. The spacious laundry features extensive bench space, extra storage, and direct access to the outdoors, making everyday tasks a breeze.

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FOR SALE
\$1,040,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

At the heart of the home lies the expansive open-plan kitchen, meals, and family area. The chef's kitchen is equipped with a large island with breakfast bar, ample cabinetry, a gas cooktop, dishwasher and a generous butler's pantry with a sink-perfect for both everyday meals and entertaining guests. Sliding doors open to the undercover alfresco area, ideal for entertaining and overlooks the easy-care, low-maintenance backyard.

The home is complemented by well-maintained gardens and ample parking, including a double garage with additional driveway space for convenience.

This residence is perfectly positioned close to local parks, playgrounds, and a variety of dining options, including Coopers Alehouse and the vibrant eateries along Prospect Road. Families will appreciate the zoning for Blair Athol North Primary and Roma Mitchell Secondary schools. For all your shopping needs, Churchill Centre, Costco, Sefton Plaza, and Northpark Shopping Centre are all just minutes away. Plus, with the CBD only 12 minutes away and frequent public transport along Main North Road, convenience is at your doorstep.

Key Features

- Study located at the front of the home, with built-in cupboards
- Master bedroom features a walk-in wardrobe and ensuite
- Four additional bedrooms, or two private living areas, each with built-in cupboards
- Central bathroom with separate WC, powder room, and a bathtub
- Laundry with generous storage and ample bench space
- Open-plan living and dining area at the rear of the home
- Kitchen with plenty of storage and bench space, gas cooktop, dishwasher and butler's pantry
- Paved alfresco area overlooking easy-care gardens
- Plenty of off-street parking, including a two-car lock-up garage
- Low-maintenance flooring throughout, including timber-look floorboards and tiles
- Ducted reverse-cycle air conditioning

Specifications

Title: Torrens Title

Year built: 2019

Land size: 439sqm (approx)

Council: City of Port Adelaide Enfield

Council rates: \$1,835.25pa (approx)

ESL: \$191.50pa (approx)

SA Water & Sewer supply: \$237.18pq (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 XX0HDM
Property Type House
Land Area 439 m2
Including Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Roller Door Access
Window Treatments

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