

Blair Athol, 17A Surrey St

Stylish, Spacious and Ideally Positioned in Blair Athol

Welcome to 17A Surrey Street – a thoughtfully designed, modern family home offering generous living spaces, contemporary finishes, and everyday convenience in one of Blair Athol's most sought-after pockets.

From the moment you arrive, the home's attractive street presence and welcoming entryway hint at the luxury, well-planned spaces within. Step inside to a wide entrance hall leading to a spacious downstairs master suite, complete with walk-in robe and private ensuite – an ideal option for guests, parents, or multi-generational families.

A formal lounge or home theatre provides a quiet retreat for movie nights or relaxed gatherings, while a sun-drenched internal courtyard allows free flowing light internally. At the heart of the home, the open-plan kitchen, dining, and living area delivers a practical and inviting space for both family living and entertaining. The kitchen features sleek stone bench-tops, quality appliances, a walk-in pantry and plenty of storage, making it the ideal



For Sale
Please Call

View
ljhooker.com.au/3N2HRU

Contact
Harvey Bloomfield
0410 658 617
harvey.bloomfield@ljhooker.com.au



LJ Hooker Prospect
(08) 8269 4645

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.

hub for busy households.

The ground floor also includes a handy powder room, a large external laundry, adjacent outdoor water-closet and a double garage with internal access for added security and convenience.

Upstairs, you'll find four well-sized bedrooms, including a second master bedroom with its own ensuite, walk-in robe and access to an east-facing balcony to enjoy the morning sun. A central family bathroom, along with a second living area or teenager's retreat, ensures there's room for everyone to spread out and relax.

Outside, the undercover alfresco area is made for easy entertaining, overlooking a generous backyard with space for kids and pets to play. A mains gas outlet makes connecting a barbecue or outdoor heater a breeze, creating an inviting space for year-round gatherings.

The home also features ducted reverse cycle air-conditioning, ample off-street parking, and built-in storage throughout, with quality finishes and thoughtful touches designed to make everyday life easy and enjoyable.

Beautifully located within walking distance to schools, parks, public transport, and everyday amenities, this is a fantastic opportunity for growing families or savvy investors seeking a spacious, well-appointed home in a popular, family-friendly suburb.

Don't miss your chance to secure this fantastic property at 17A Surrey Street, Blair Athol. It's a home you'll love to live in.

Certificate of Title and Form Ones available upon request

Home Built: 2022

Torrens Titled

Allotment Size: 436m²

Title: Volume 6276 Folio 498

Zoning: URN - Urban Renewal Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Rates: \$ Per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker

Prospect takes no liability for any incorrect details.

RLA 287 134



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More About this Property

Property ID	3N2HRU
Property Type	House
House Size	381 m2
Land Area	436 m2
Including	Toilets (5)

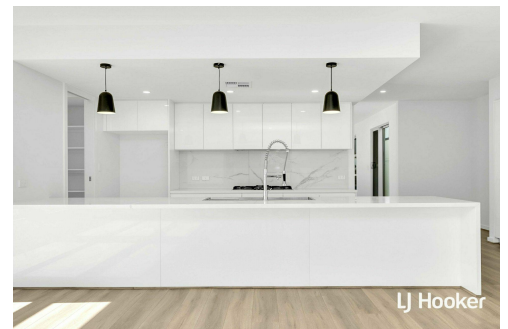
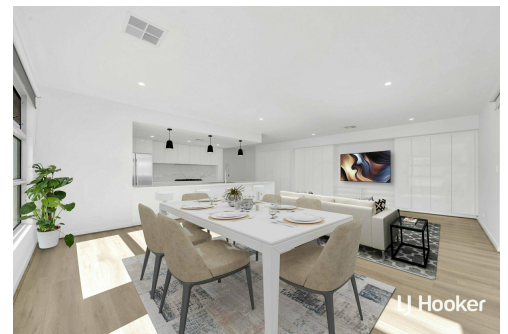
Harvey Bloomfield 0410 658 617

Principal And Sales Representative | harvey.bloomfield@ljhooker.com.au

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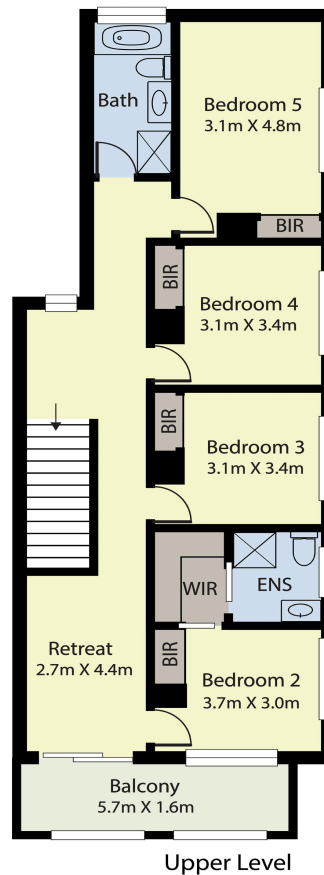
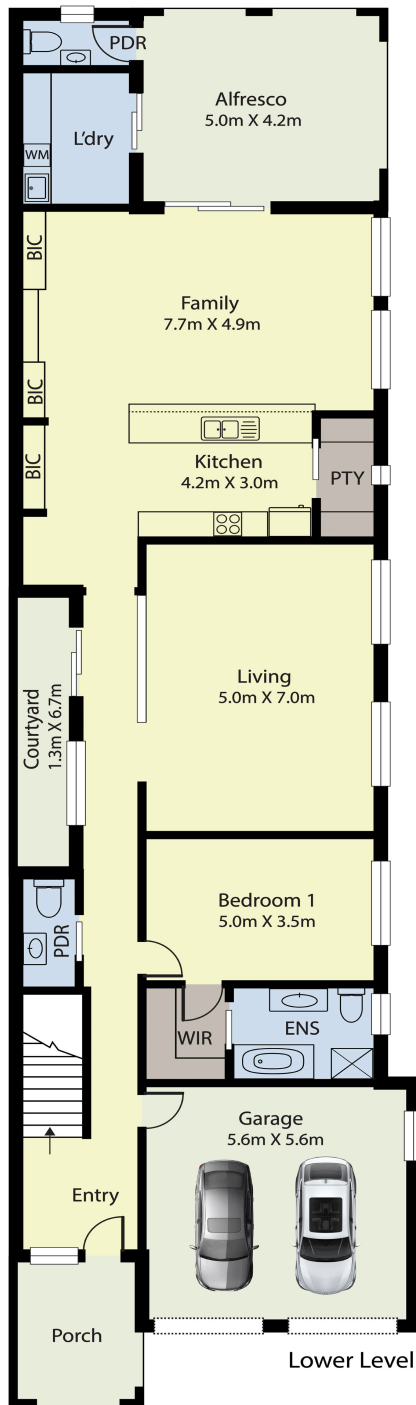
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17A Surrey Street,
BLAIR ATHOL



Living :	338 SQ.M
Alfresco:	24.0 SQ.M
Balcony:	10.0 SQ.M
Porch:	9.0 SQ.M
TOTAL:	381 SQ.M

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

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