Unit 3/34 Angwin Ave, Blair Athol

More Than Meets The Eye in a Peaceful, Boutique Setting

Neatly tucked away at the rear of a beautifully maintained group of just four single-level homes, this charming and impeccably presented residence is a delightful surprise. Offering far more space than first meets the eye, it presents an outstanding opportunity for retirees seeking freedom and low-maintenance living, savvy investors, young families, professionals or anyone looking to secure a foothold in the ever-popular suburb of Blair Athol, right on the doorstep of Prospect.

As you stroll through the picturesque common grounds, you will instantly appreciate the peaceful setting, surrounded by established greenery and other well-presented homes that create a welcoming community atmosphere.

A lovely front porch invites you inside, where polished timber flooring flows throughout the spacious open-plan living and dining area. The adjoining kitchen is well-equipped with ample bench and cupboard space, quality appliances including a dishwasher, gas cooktop, electric fan-forced oven and rangehood, making everyday living both comfortable and convenient.

The accommodation is thoughtfully positioned and serviced by a

3 1 1

FOR SALE
Please Call

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harvey.bloomfield@ljhooker.com.au

AGENCY
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(08) 8269 4645

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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central bathroom complete with bathtub and separate toilet. The generous master bedroom features full-length mirrored built-in robes, while bedrooms two and three are both well-proportioned, with one offering a built-in wardrobe complete with drawers.

Stepping outside, you will discover what is undoubtedly the star attraction of the home - a huge outdoor entertaining area designed for year-round enjoyment. Featuring a soaring pitched-roof pergola with lighting and ceiling fan, this inviting space truly feels like an extension of the homes living area and is perfect for entertaining family and friends. Beyond, a neat artificial turf area, established garden beds and handy garden shed complete the rear yard, while tucked away around the corner is a versatile garage/workshop with power and its own wall-mounted air conditioner.

Further notable features include secure garaging with an automatic roller door and additional off-street parking, a reverse-cycle split-system air conditioner, a solar panel system, rainwater tank, NBN connectivity, gas hot water service, irrigated garden beds, ceiling fans throughout and a spacious laundry with built-in storage and direct garage access.

A hidden gem offering surprising space, outstanding outdoor entertaining and an enviable lifestyle in a tightly held location. Homes of this calibre are rarely offered and are sure to impress from the moment you arrive.

Certificate of Title and Form Ones available upon request
Home Built: 1991
Strata Titled
Allotment Size: 261m2
Title: Volume 5038 Folio 209
Zoning: GN - General Neighbourhood
Council: Port Adelaide Enfield Ph. 08 8405 6600

Disclaimer:
Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

Property ID	3Q6HRU
Property Type	House

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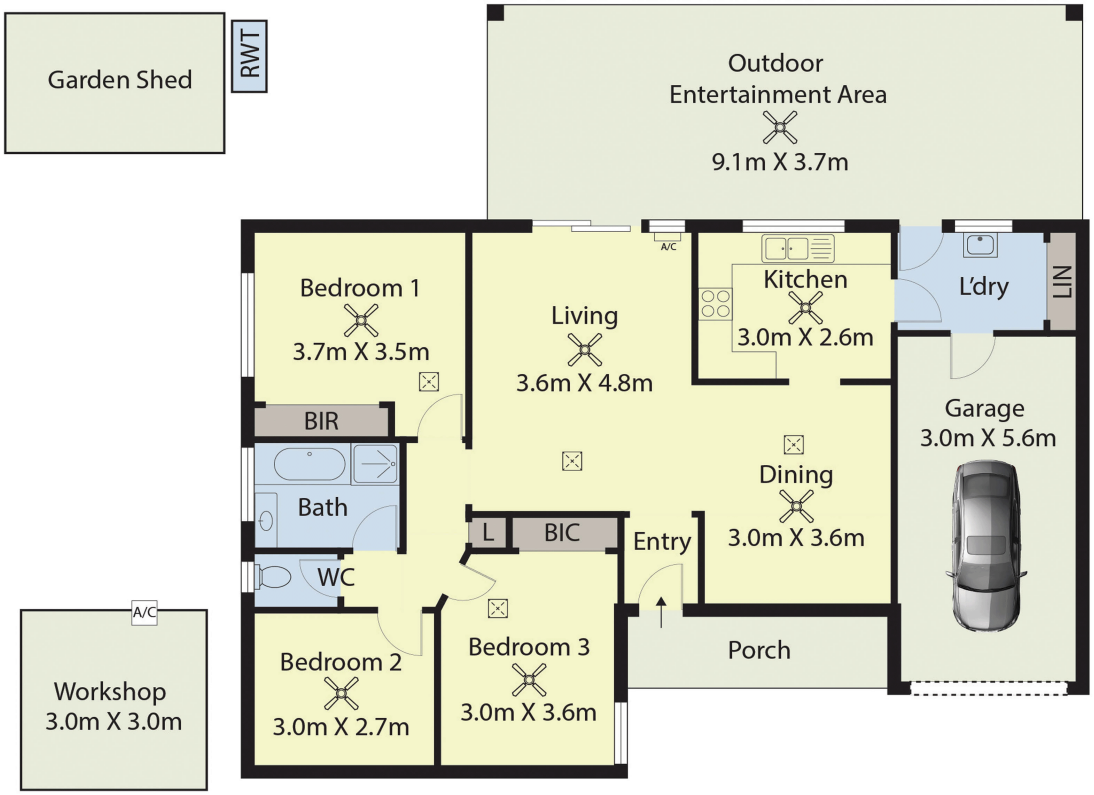
Unit 3/34 Angwin Avenue,

BLAIR ATHOL



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