

Sold



31 Marybank Terrace, Athelstone



#### FANTASTIC FAMILY HOME IN LEAFY QUIET CUL-DE-SAC

Situated on a large 570sqm block this recently improved solid 3 bedroom family home will be popular with first home buyers or astute investors. Nestled in the leafy foothills and within walking distance to local shops, parks and schools this isn't just an opportunity to buy a great home but also a great lifestyle.

Features you will love about this home include:

- Spacious kitchen including dishwasher and DeLonghi gas cook top
- 3 good sized bedrooms, all with built in robes and new carpets
- Ducted reverse cycle A/C throughout for year round comfort
- Updated bathroom and separate second toilet
- Spacious lounge room with polished timber floors
- Improved undercover outdoor entertaining area
- Large grassy backyard perfect for children and pets

 3  1  1  570 m2

Price	SOLD
Property Type	Residential
Property ID	1141
Land Area	570 m2

#### Agent Details

Matt Scarce - 0411 185 205

#### Office Details

Tusmore  
457 Greenhill Road Tusmore  
SA 5065 Australia  
08 8332 1488

**SCARCE**  
REAL ESTATE

- Rheem gas hot water storage system

This is a great opportunity to secure an affordable home in the eastern suburbs with plenty of great facilities close by including Athelstone Shopping Centre, Athelstone Primary School, St. Ignatius School and Black Hill Conservation Park.

For further information or to arrange an inspection please contact Rhys Harris on 0428 891 679 or Matt Scarce on 0411 185 205.

Council Rates: \$1,241.45p.a

ESL Levy: \$239.90p.a

Water Rates: \$265.26p.q

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ATHELSTONE

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This drawing is for illustrative purposes only.  
All measurements are approximate and details intended  
to be relied upon should be independently verified.

