LJ Hooker Prospect
409 Regency Road,
PROSPECT SA 5082

Unit 3/34 Angwin Ave, Blair Athol, SA 5084

Best Offers by 22/6 (USP)

House 3 1 1















More Than Meets The Eye in a Peaceful, Boutique Setting

Best Offers by Monday 22 June, 5pm - Unless Sold Prior

Open for Inspection

By Appointment.

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 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.

Listed By
Harvey Bloomfield

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Listing Number: 3544807

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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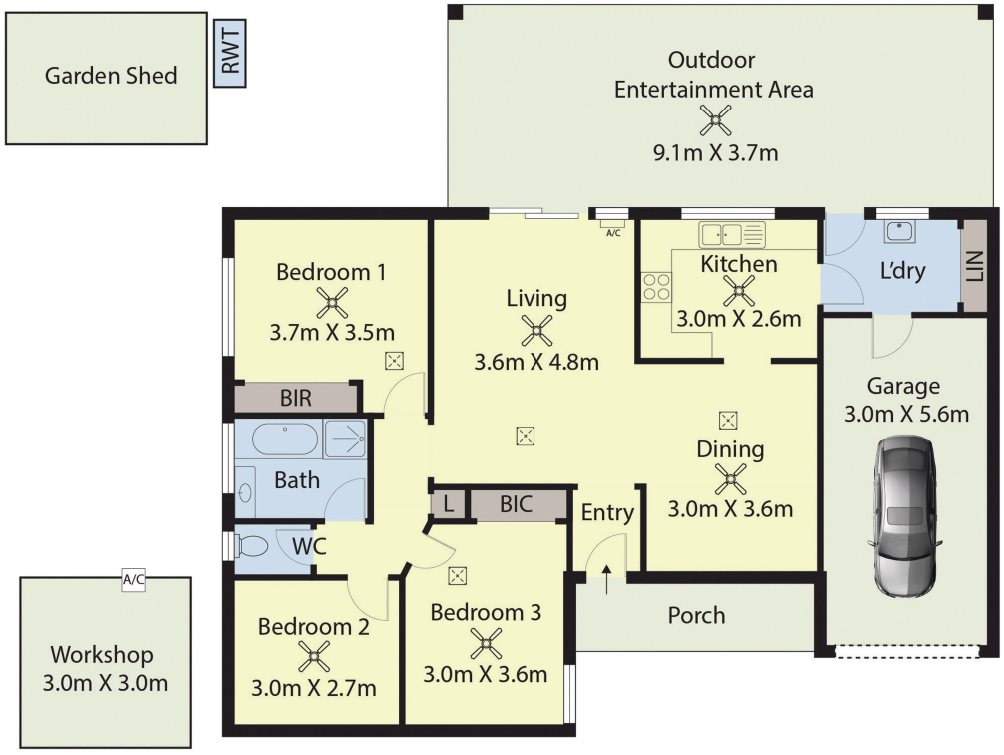
PROSPECT SA 5082

Floorplan

Unit 3/34 Angwin Avenue,
BLAIR ATHOL



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

Produced by pixsnap

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