



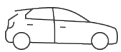
Sustainable, Corner Block Sanctuary on Athelstone's Most Desirable Street!



4



2



4

1 Carolyn Grove, Athelstone

Sold for \$950,000 (Jun 19, 2024)

Nestled in the serene neighbourhood of Athelstone, on the corner of the highly desired River Drive, 1 Carolyn Grove epitomizes sustainable elegance. This double brick home, crafted in 1977, offers a seamless blend of timeless charm and modern comfort. With 4 bedrooms, including a master with an En-suite, and adorned with non-toxic tan-coated floorboards throughout, this residence exudes warmth and sophistication.

Being a coveted Corner Block with River Drive Frontage of 16.48m (approx.) and Carolyn grove frontage 25.32m (approx.) the potential abounds for this property!

Stepping inside you'll find a light-filled entry and living room, where large windows frame captivating views of the adjacent River Torrens Linear Park Trail. An additional living space off the living room, provides ample room for relaxation and entertainment. The updated kitchen boasts sleek, modern appliances, including a dishwasher, making meal preparation a joy.

Both bathrooms have been recently updated, with premium tiles used throughout ensuring a luxurious experience at every turn. The double garage has been ingeniously transformed into two separate office spaces, fully carpeted and equipped with individual split system air-conditioners and lighting, offering endless possibilities for remote work, creative pursuits, or as children's playroom/rumpus room or computer gaming room- the opportunities are endless! Both offices have ethernet ports with one office equipped with a telephone line connected to

Property ID: L27111797

Property Type: House

Building / Floor Area: 187

Garages: 2

Open Parking: 2

Land Area: 594.0 sqm

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NBN (FTTC), ensuring seamless connectivity for your professional needs.

It's incredibly rare for one home to have such flexibility and be move-in-ready!

Beyond its elegant interior, this home is committed to environmental sustainability and all the expense and hard work has been done ready for you to reap the rewards! A solar system, featuring 2 × 5kw Hybrid Fronius inverters and BYD DC batteries, offers energy independence and peace of mind. A smart WiFi-enabled Rain Bird Watering system automates yard maintenance, while provision for an EV charger streamlines life for electric vehicle owners. All light fittings throughout the property utilise maximum energy efficiency. A detailed feature list will be provided at the inspections.

Outside, the spacious backyard is a haven of tranquility, boasting a large gabled-pergola with light and fans, ideal for alfresco dining and entertaining. An abundance of various fruit trees dot the landscape, complemented by a garden shed for added convenience. Smart lock gates are included for safety and convenience.

Perfectly located opposite the Torrens River Linear Park Trail and River Drive Reserve, this home offers easy access to nature trails and scenic vistas. All within a 5-minute drive, residents can enjoy schooling and amenities such as:

- St Ignatius' College
- Athelstone Primary School,
- Athelstone Shopping Centre
- Max Amber Sportsfield
- Thorn Park Reserve
- Blackhill Conservation Park.

Experience sustainable luxury and a connection to nature at 1 Carolyn Grove-where timeless elegance meets modern convenience.

Features we love:

- Serene location – directly opposite the leafy, green, tree-lined Linear Park
- Corner Block – River Drive Frontage: 16.48m (approx.)/Carolyn Grove Frontage: 25.32m (approx.)
- Sustainable elegance in a double brick home
- 4 bedrooms, including a master with En-suite
- Ducted heating and cooling system with zoning control
- Non-toxic coated floorboards throughout

- Light-filled living and dining areas with park views
- Additional living space/theatre room off the lounge-room
- Modern updated kitchen with sleek appliances, including a dishwasher
- Recently updated bathrooms with luxurious ceramic tiles
- Double garage converted into two separate office spaces
- Offices equipped with air-conditioning, lockable Crimsafe windows, carpet floors, lighting, and internet connectivity (ethernet ports professionally installed) – access possible via automated garage door and backyard
- Multi-purpose use for office rooms- home office/rumpus room/kids gaming room/guest rooms OR convert easily back to double garage
- Solar system with 2 × 5kw Hybrid Fronius inverters and BYD DC batteries
- Smart WiFi-enabled Rain Bird Watering system for automated yard maintenance
- Provision for EV charger installation
- Spacious backyard with pergola, light, and fans for outdoor entertaining
- Abundance of established fruit trees and garden shed for added convenience
- Good size backyard grass area for kids and pets yet easy to maintain
- Windows throughout the home equipped with Crimsafe screens and locks.
- Conveniently located near parks, schools, shopping centres, and recreational facilities
- More features to be provided upon inspection

Rates & Fees:

Council: \$1820.35 p.a (approx.)

Water: \$183.19 per qtr (approx.)

ESL: \$157.35 p.a (approx.)

Rental Appraisal: Upon Request

*The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction

*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in

this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.



1 CAROLYN GROVE, ATHELSTONE

INTERNAL - 186.4 SQM
EXTERNAL - 62.0 SQM
TOTAL - 248.4 SQM