

**329B Montacute Road, Athelstone, SA, 5076**



**House For Sale**

Wednesday, 13 November 2024

329B Montacute Road, Athelstone, SA, 5076

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Gary Musolino

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## STUNNING , TOTALLY FREESTANDING , FOUR BEDROOM FAMILY HOME.

Architecturally designed and finished to the highest standards throughout. Upon arrival you will be impressed by the sawn edged sandstone fascade and immediately on entry, admire the solid bamboo timber flooring now knowing that this is a very well thought through build.

Double glazed windows have been used at the street frontage plus all along the family/dining space and downstairs bedroom for peace and quiet and a restful, uninterrupted nights sleep. Something you cant easily add in later but was planned into this home is that the floor construction between levels is Hebel and not sheet timber flooring so when the kids have their friends over and are running around upstairs, you will appreciate the sound deadening benefits of the Hebel flooring.

This is a true multi generational family home where someone mobility challenged may use the rear downstairs bedroom, have their own full bathroom adjacent and easily access the rear yard via the bedrooms sliding double glazed door to the North facing rear yard for some vitamin D and never worry about tackling the stairs. There is sought after double side by side garage with an internal entry door so you can carry in your groceries without being in the wind and rain.

The home has a ducted reverse cycle air conditioning system and a cleverly provided gas point ready in the family room wall if you are thinking of a feature gas log fire in the future. Completed in 2017 for the current owners and featuring lofty 2.7m ceilings and presented today in as new condition throughout.

Admire the stunning kitchen with loads of cupboards in 2pac gloss finish plus a butlers pantry with sink and huge stone breakfast bar (power points at both ends) that overlooks the open living/dining space to make this area the homes hub where so many laughs and good times have been had. This area links effortlessly through big double glazed sliding doors to the very large Alfresco outdoor entertaining space. This area can also be used for extra car , boat or trailer storage as you can drive through the rear door of the double garage and use this versatile space to suit your needs.

When you are finished admiring the lower level venture upstairs where the other three bedrooms, second living space and two more bathrooms can be found. The Master suite is to the front of the home , is of grand proportions and has views of the Mount Lofty Ranges around to Black Hill via the double glazed sliding door. The Master suite has balcony to enjoy your lazy Sunday breakfast coupled with a walk in robe and a deluxe ensuite. Bedrooms two and three are good size for big beds and desks and have fitted robes. There is a good sized living / home theatre room in the centre of the upper level so older children can have their private space and the main bathroom is also well positioned between beds two and three .

Features not to overlook:

- High quality wall and floor tiling to all wet areas .
- All three bathrooms are fully tiled to the ceiling and feature top quality frameless hinged door shower enclosures
- Top quality Grohe, German quality tapware throughout the home .
- All Four bedrooms and upstairs living /home theatre room are fitted with retractable ceiling fans
- The kitchen cooking appliances and rangehood are all extra wide .
- Alfresco space has retractable blinds to enclose it if needed and three ceiling fans for the hotter days and nights and is tiled with high quality Porcelain Sandstone look tiles.
- Instantaneous gas hot water service with temp. control panel, security system and cameras.

In such a good location only a short 500m (approx.) walk to Newton Village that has both Coles and Woolworths and many local shops and cafes. Public transport at your fingertips .You're also surrounded by nature just a few minutes drive to Black Hill Conservation Park and also a bit further down to Morialta Conservation park.