



### 18 Coulls Road Athelstone SA

3 2 2

Well located, only metres to the picturesque Linear Park, this Torrens Title courtyard home offers three good sized bedrooms while the master bedroom, with a classic bay window, includes an ensuite and walk in robe.

The home is currently leased until May 2022 with quality tenants providing for the perfect investment opportunity.

The kitchen is well designed with ample storage and features electric cook top, oven and a dishwasher. The open meals area and family room is ideal for the growing family and enjoys an abundance of natural light.

A second living room, which enjoys the beautiful northern winter sun, located in the middle of the home, provides excellent additional space for the family. The options are endless, formal living, children's play area or a study/ home

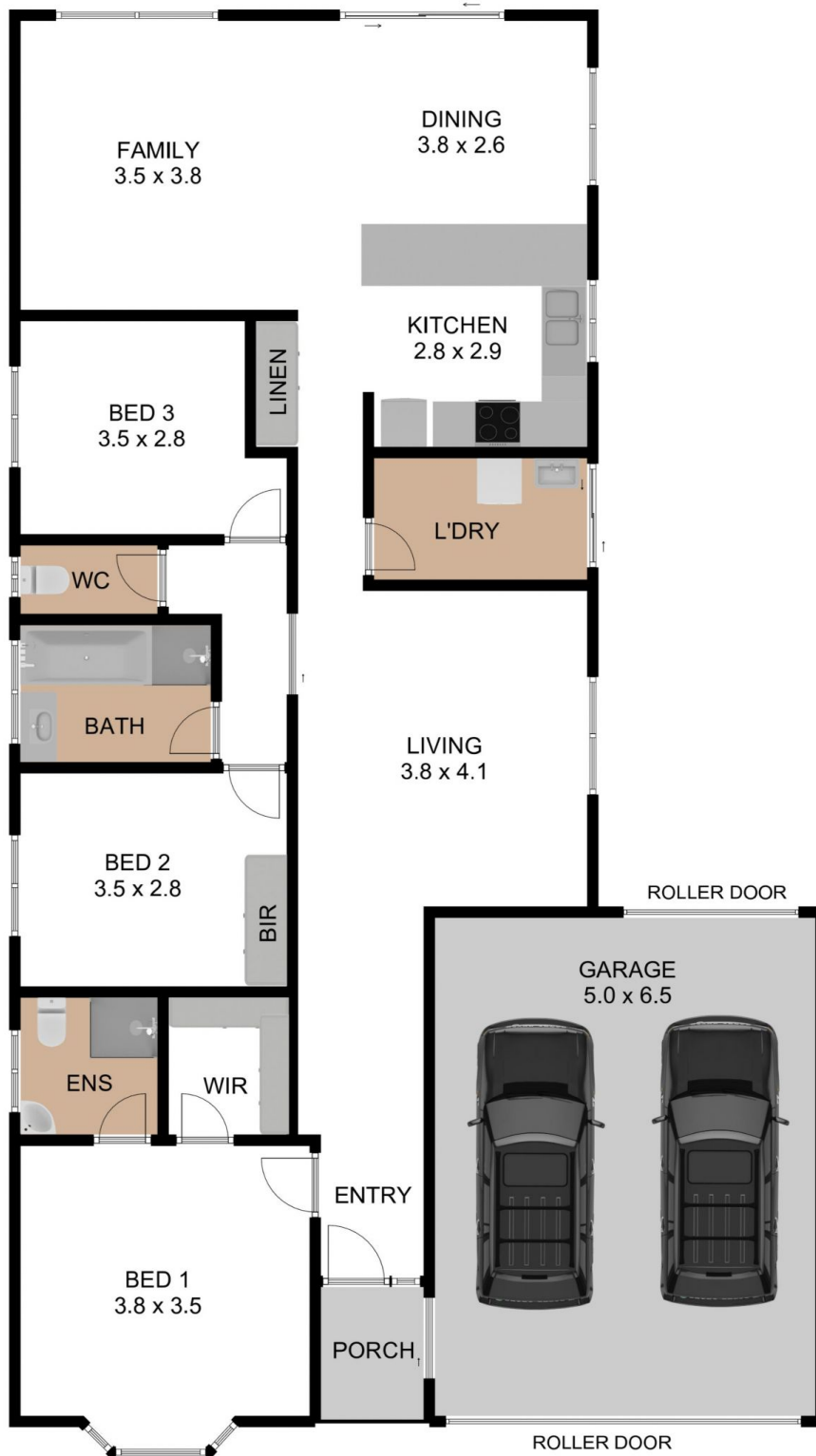
**Price** : \$ 585,000

**Land Size** : 351 sqm

**View** : <https://www.cityrealty.com.au/sale/sa/north-north-east-suburbs/athelstone/residential/home/6620282>



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18 COULLS ROAD, ATHELSTONE SA 5076

**130.50 M<sup>2</sup>**  
INTERNAL LIVING

**32.50 M<sup>2</sup>**  
GARAGE

**1.60 M<sup>2</sup>**  
PORCH

**164.60 M<sup>2</sup>**  
GRAND TOTAL

THE FLOOR PLAN IS FOR ILLUSTRATION PURPOSE ONLY. MEASUREMENTS ARE APPROXIMATE AND INTERNAL. NOT TO SCALE © BREP