

6 JULIA RISE, BLAKEVIEW, SA, 5114



**SOLD**

## GREAT LOCATION AND DESIGN WITH SPACE !

UNDER OFFER .....A delightful property ready for your enjoyment and comfort where this **STYLISH DESIGN** is complemented by the **DESIRABLE LOCATION** of a nice quiet and end of court street location and of a **LARGER ALLOTMENT** size for family , entertaining or just space to move ! ..... but yet being **NEAR** Blakes Crossing Estate to the **SHOPPING CENTRE** and **AMENITIES** as well as **PARKS** ,the **LAKE** and more to enjoy!

The property being a Fairmont built home was used for marketing promotions and as display home.

It offers an ideal floor plan to suit a **FAMILY OR COUPLE** that provides **SPACIOUS** and **INTEGRATED** living, kitchen and dining layout.

The bedrooms are well suited for **SIZE** and **STORAGE** with a Walk in Robe for the Master and an En-suite and built in quality sliding robes in the other 2 bedrooms.

The abundance of windows and verticals to most rooms provide ample lighting and adjustment to suit the day and also with **DOWNLIGHTS** throughout the living / kitchen / meals area provides the mood setting to suit. The **KITCHEN** is an **EXCELLENT** layout with a **GALLEY STYLE** set up , double stainless steel sinks , Westinghouse bench gas cook top and electric oven and a quality Bosch dishwasher. The kitchen benchtop also has provision and space for use for **ADDITIONAL MEALS** area with an overhang for stools to be returned underneath.

To add to the comfort of the property there is a **REVERSE CYCLE FUJITSU DUCTED** Inverter air conditioning which is well specified for the size of this property. The flooring is tiled in living and walking areas and good carpeting in the bedrooms.

For **ENTERTAINING** purposes this home is so well designed having an **ALFRESCO** leading out from the centralised kitchen hence being well positioned for both living and dining rooms to enable to host any number of family and friends for those lazy weekends for the bbq and drinks. A good size and easily maintained yard provides both side and backyard space for kids and pets with a pleasant and **CHARMING GARDEN** of various established small trees and bushes - just a delightful setting!

This opportunity for purchasing this type of property which is well located for seclusion yet close to public and private schools and modern shopping facilities and also has easy access to the **NORTHERN EXPRESSWAY** as well as access to public transportation offers a lot of options

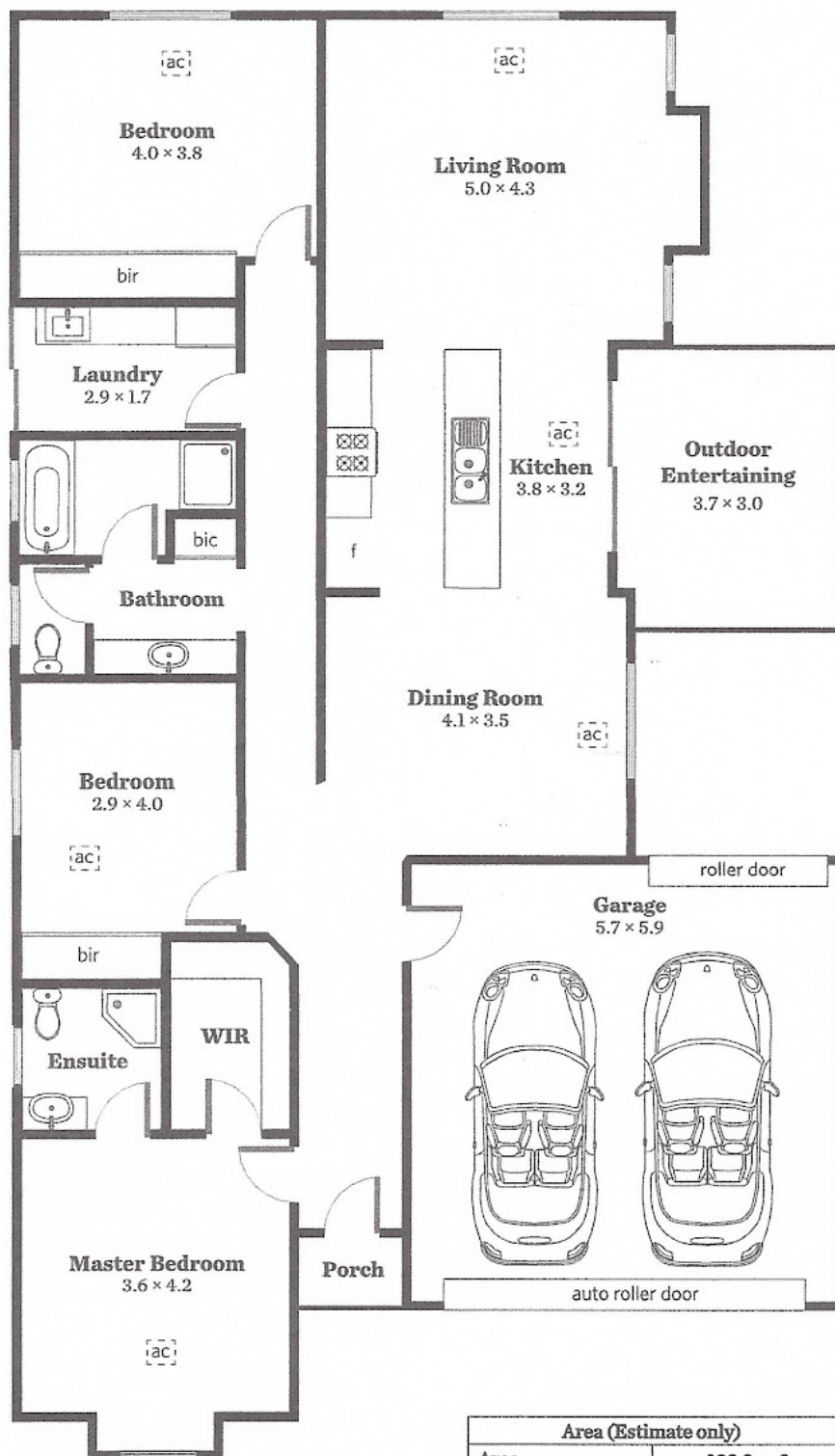
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$413,500**

**OPEN FOR INSPECTION:**  
**N/A**



**Armin Breakwell**  
**0401235590**  
xiting@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)  
RLA: 269823



Area (Estimate only)	
Area	122.9 m <sup>2</sup>
Garage	33.7 m <sup>2</sup>
Outdoor Entertain	11.1 m <sup>2</sup>
Porch	1.2 m <sup>2</sup>
<b>Total</b>	<b>168.9 m<sup>2</sup></b>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.