

## 22 Clarence Drive ATHELSTONE SA

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What a lovely location to enjoy with your family. Athelstone is well known for its many parks and open green spaces. It is a top spot that attracts family buyers for many reasons. This home is only 100m from Olive Court Reserve, 500m to the Tennis Courts and 800m from beautiful Linear Park and walking trails.

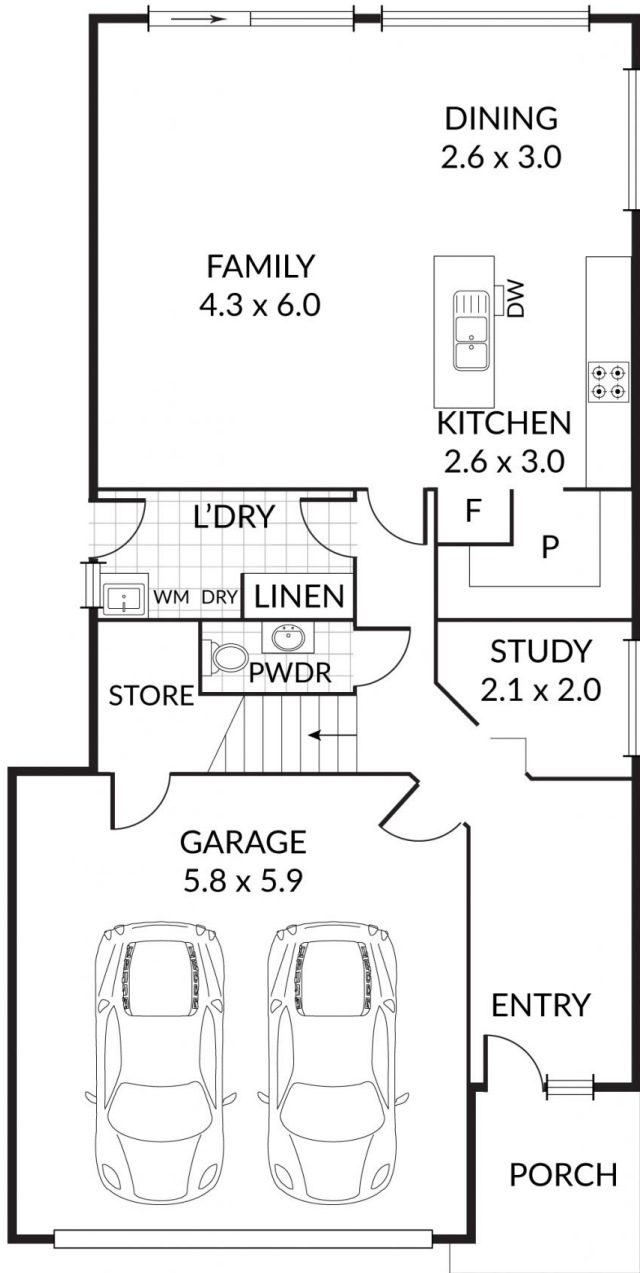
Custom built and designed for the owners, the moment you enter the property you will appreciate the quality and attention to detail that the owners have put in. Modern clean lines with a warm and homely feel is the best way to describe the style.

- Spacious open plan everyday living and meals area.
- Bespoke kitchen with clean white surfaces, an abundance of storage including a large walk in pantry, Smeg appliances, stone bench tops. This is a kitchen with

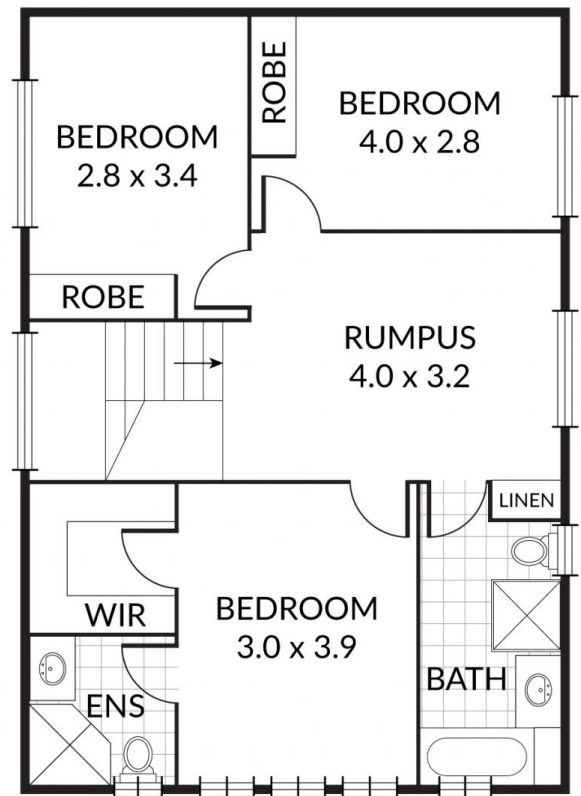
**Land Size** : 367 sqm  
**View** : <https://www.bruse.com.au/sale/sa/north-north-east-suburbs/athelstone/residential/house/5551687>



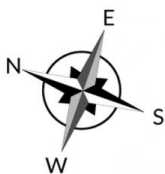
**Theon Bruse**  
08 8431 8181



**GROUND FLOOR**



**FIRST FLOOR**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries