

1/10 Richland Road, Newton, SA 5074

HARRIS

House For Sale

Tuesday, 21 May 2024

1/10 Richland Road, Newton, SA 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 146 m2

Type: House



Tom Hector
0423767967



Jayden Finch
0434644901

\$660k

This property is currently tenanted at \$670 per week until 15/10/24. Forget the rest; this is a chic and sleek example of what townhouse living in the 21st century is meant to be, beautifully placed in a surging north-eastern suburb that's never more than 20 minutes from the CBD and always within arms reach of parks/reserves and daily shopping amenities. Every day is a light, bright and airy treat in this 2019-built home constructed by Pentroth Contracts, with an ultra modern facade to go with its flawless interior and a flexible layout defined by its secure central courtyard. You'll likely enter via the rear double garage, ensuring you can take the shopping straight from the boot and into the open-plan kitchen in just a few short steps. With a bespoke breakfast bar, 900mm gas cooktop, dishwasher and classy mosaic tile splashbacks, the kitchen embodies the designer look and undeniable functionality of this ducted temperature controlled home with high square-set ceilings and striking floating floors. Upstairs, a retreat gives peaceful breathing space to the spacious main bedroom and its walk-in robe, north-facing terrace balcony and an ensuite with dual tone tiling, oversized vanity and the same moody black tapware that features throughout the home. Nearby Thorndon Park Reserve and the Linear Park are beautiful excuses to dust off the push bike, you'll look forward to a weekly shop at Newton Village, and a plethora of local schools ensures bright futures are all mapped out. Forget the rest; Newton is where you'd rather be. More to love: - Strong rental history with tenants currently in place - Flawlessly presented, inside and out - Designer fittings/selections - Rear access to oversized double garage with remote Panelift entry- Flexible layout with living zones on both levels - Ducted reverse cycle heating and cooling - Three toilets - including guest powder room- Completely secure - with custom cat enclosure- Loads of storage, including built-in robes to bedrooms 2 and 3 - LED down lighting and square set ceilings - Separate laundry - Alarm provisions - Landscaped, ultra low-maintenance gardens - FTTP internet connectivity- Prime street facing position - Walking distance from public transport - A short drive from Stradbroke School and Rostrevor College Specifications: CT / 6233/234 Council / Campbelltown Zoning / GN Built / 2019 Land / 146m² (approx) Frontage / 6.28m Council Rates / \$1564pa Community Rates / \$307pq Community Manager / Best Strata Emergency Services Levy / \$568pa SA Water / \$334pq Estimated rental assessment: \$620 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Thorndon Park P.S, East Torrens P.S, Charles Campbell College, Paradise P.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409