

**1-3/40 Watson Street, Hectorville, SA 5073**

**NOAKES  
NICKOLAS**

**House For Sale**

Saturday, 4 May 2024

1-3/40 Watson Street, Hectorville, SA 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 250 m2**

**Type: House**



Matthew Anand  
0402535135



Lachlan Edwards  
0468618952

**\$750K - \$800K**

Be the first to call these brand new, custom-built residences home, each situated on a Torrens-titled parcel of a suburb positioned to enjoy aspects of both urban and foothills living. Facing north to overlook Fourth Creek and Denis Morrissey Park, the sleek white and dark monument palette of each façade offset its lush surroundings, making a beautiful statement from the very beginning. Stylishly designed with hi-spec fixtures and fittings, each residence positions their three carpeted bedrooms at the front of the elongated footprint, headlined by a master with private ensuite. Feature lighting and French Oak floating floors elevate an inviting open plan hub, where a sleek kitchen stands front and centre to reveal hi-grade Bosch appliances fitted upon woodgrain cabinetry, stone benchtops and timber-panelled waterfall island. From the bus stop on St. Bernards Road, you're just a 10km commute from the CBD, whilst closer to home you'll enjoy easy access to foothills walking trails, high-calibre schooling, gourmet shopping amenities and the close, encompassing community that makes Hectorville a highly coveted eastern-suburb destination. More to love:- Torrens-titled, easy-care allotments- Secure garage with internal entry- Built-in robes to all three bedrooms- Two floor-to-ceiling tiled bathrooms- Freestanding bathtub- Study nook- Matte black tapware- Ducted R/C air conditioning- Rinnai instantaneous gas HWS- 3,000L rainwater tank- Moments to Firlle Plaza & Newton Village- Zoned for Morialta Secondary College- Proximity to East Torrens Primary, St. Joseph's, St. Francis of Assisi & Rostrevor College Land Size: 250sqm Year Built: House & Land Package Title: Torrens Titled Council: City of Campbelltown 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.