

**1/31 Cresdee Road, Campbelltown, SA 5074**

ALL ADELAIDE

**Townhouse For Sale**

Tuesday, 28 November 2023

1/31 Cresdee Road, Campbelltown, SA 5074

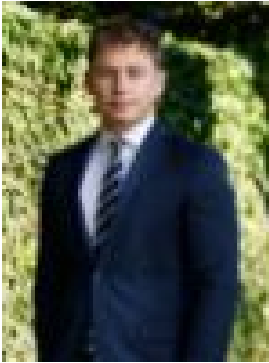
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 170 m2**

**Type: Townhouse**



Blake Bryant  
0476957176

## **Auction On site: Friday 15th December at 6:30pm**

Delightfully located at the front of a refreshing modern group, this exciting architecturally designed townhouse offers the convenience of modern low maintenance living, all nestled within easy reach of local reserves, parks and shopping. Enjoy the comfort of sleek modern fittings that flow effortlessly throughout a generous open plan ground floor layout. Sleek tiled floors, fresh neutral tones, 2.7m ceilings and LED downlights provide a sophisticated decor, while clever window placements allow natural light and gully breezes to gently infuse. Step seamlessly from indoor to outdoor living as you relax under a spacious pergola and enjoy the ambience of a generous synthetic lawn covered rear courtyard. A cozy galley kitchen is adjacent the living area, featuring composite stone bench tops, stainless steel appliances, wide sink with mixer tap on filled order, crisp modern cabinetry, breakfast bar and ample cupboard space. An oversize single garage, walk-through laundry, powder room and Handy storage area complete a value packed ground floor. Ducted reverse cycle air-conditioning will ensure your year-round comfort while an alarm system and audiovisual doorbell provide security and peace of mind. Upstairs offers 3 generous bedrooms, all double bed capable, all with timber look floors and built-in robes. The master bedroom offers a spacious ensuite bathroom and direct access to a private balcony. Bedroom 2 features a Juliet balcony. A full main bathroom offers rain and rail shower, relaxing bath and wide vanity. Open the sliding doors to bedrooms 1 and 2 and allow the gully breezes sweep through, enhancing and refreshing your living environment. Take a moment to pause on the stairwell landing and enjoy the view to the rolling hills beyond. A fabulous opportunity for younger buyers, downscalers or wise investors. Your inspection will undoubtedly impress! Briefly: \* Tantalising modern townhouse in a convenient lifestyle location \* Easy access to local reserves, medical facilities, shopping and transport \* Perfectly positioned at the front of the group with distant hills views \* Sleek tiled floors, fresh neutral tones, 2.7m ceilings and LED downlights \* Generous open plan living/dining room with kitchen adjacent \* Sliding doors from living room to pergola and rear courtyard \* Modern galley style kitchen features composite stone bench tops, stainless steel appliances, wide sink with mixer tap on filled order, crisp modern cabinetry, breakfast bar and ample cupboard space \* 3 spacious bedrooms, all double bed capable, all with timber look floors and built-in robes \* Master bedroom with generous ensuite bathroom and private balcony \* Bedroom 2 with Juliet balcony \* Full main bathroom with rain and rail shower, wide vanity and relaxing bath \* Bright stairwell landing with distant hills views \* Oversize single garage with auto panel lift door \* Walk-through laundry and ground floor powder room \* Under stair storage area \* Ducted reverse cycle air-conditioning \* Security alarm system \* Audiovisual doorbell \* Rainwater tank Perfectly located close to all valuable amenities including the North Eastern Community Hospital and associated Lower North East Road medical practices. Newton, Firlie & Marden Shopping Centres are all the within the local area, while quality recreation and reserves are available at Charlesworth Park, ARC Campbelltown, Dennis Morrissey Park and The River Torrens & Fourth Creek Linear Reserves. The zoned secondary school is Charles Campbell College and nearby unzoned primary schools include East Torrens Primary School, Paradise Primary School & Charles Campbell College. Quality private schools in the area include Sunrise Christian School, St Ignatius College, St Josephs, St Francis of Assisi & Rostrevor College. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.