

1/5 Moore Crescent, Campbelltown, SA 5074

HARRIS

Unit For Sale

Tuesday, 2 April 2024

1/5 Moore Crescent, Campbelltown, SA 5074

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jayden Finch
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Clinton Nguyen
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\$399k-\$438k

With an updated and transformed kitchen and living delivering a picture-perfect place to call home as much as host friends for delightful weekend dinners, 1/5 Moore Crescent – well-positioned at the front of this small group of 4 – captures an open and airy homette with Foothills' views right from your backyard. Much-loved, well maintained and single-owned for the past two decades, enjoy a freshly painted interior warmed by lovely timber floating floors, modern foodie's zone flush with cabinetry and wonderful space for stress-free cooking with company. Together with 2 generous bedrooms helmed by large, light-filled windows, as well as handy ceiling fans, and a neat and tidy contemporary bathroom spilling with natural light... there's a beautiful charm and energy here ideal for first-time buyers or downsizers alike. But beyond its welcoming comforts, this gentle abode savours a sweeping and lush yard of east-facing feature. From pops of established gardens and flowering greenery, to spacious lawns and private fencing – such rarely found size provides impressive outdoor alfresco appeal most units can only dream of. Combined with everyday conveniences right at your fingertips, such as easy city-bound public transport options, a stone's throw to the River Torrens, vibrant shopping hubs including Campbelltown's thriving specialty stores right around the corner to the hugely popular Newton Central & Target buzzing with trendy cafés; this humble homette packs a fantastic lifestyle punch! Features you'll love:- Beautifully presented unit enjoying lovely open-plan living, casual meals and updated kitchen with modern cabinetry and cupboards, great bench top space and wide windows- Stylish timber floating floors and powerful split-system AC- Generous main bedroom and ample-sized second, both with handy ceiling fans and one with BIRs- Neat and tidy contemporary bathroom featuring lots of natural light, as well as bath and shower combination- Practical laundry with storage- Hugely spacious backyard offering tranquil alfresco appeal, lush lawns, established easy-care gardens, and Adelaide Hills views- Personal carport space, and nestled in a small group of 4 Location highlights:- A short stroll to local cafés, public transport options, and moments to the scenic Linear Park and River Torrens- Around the corner from the busy Campbelltown shopping hub, and just 4-minutes to the vibrant Newton Central & Target teeming with cafés and delicious specialty stores- Only 12-minutes to Adelaide CBD for prime inner north-east positioning Specifications: CT / 5987/404 Council / Campbelltown Zoning / GN Built / 1970 Strata Rates / \$300pq (Feb, May, Aug & Nov) Strata Manager / Self-managed (owner of Unit 2 Strata Representative/Secretary) Strata Info / One meeting once a year as per legislation Council Rates / \$1,140pa (approx) Emergency Services Levy / \$90.05pa (approx) SA Water / \$153.70pq (approx) Estimated rental assessment / \$400 to \$440 per week / Written rental assessment can be provided upon request Nearby Schools / 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 | 22640