

**1/60 Montacute Road, Hectorville, SA 5073**

**Townhouse For Sale**

Thursday, 16 May 2024



1/60 Montacute Road, Hectorville, SA 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 209 m2**

**Type: Townhouse**



Amity Dry  
0438144224



Maddy Tan  
0484607367

**\$670k - \$735k**

Offers Close Tue, 4th Jun - 12pm Ideally placed where Hectorville rubs shoulders with Glynde and Felixstow, the 15-minute drive to the CBD is just the start for this high-spec townhouse with prime position in its ultra-modern group. It's one and only owner passes on an impeccably presented 3-bedroom home headlined by its three off-street carparks (one secure/undercover) and a dynamic layout that allocates open-plan living to the entire lower floor. The center of attention; a stone-smothered kitchen with an expansive breakfast bar, dishwasher, a bounty of storage, 900mm oven/gas cooktop and perfect placement between the causal meals zone and north-facing lounge room. Custom plantation shutters soften the light and work in stylish harmony with the engineered timber floors, 2.7m-high ceilings and the greenery of your secure garden courtyard. No traipsing potting soil inside; this ducted temperature-controlled pad is the only one in the group with side access from the front courtyard to a rear patio kids and small pets will love. You will love winding down and waking up in the spacious upper-level main bedroom featuring a walk-in robe, ensuite and private terrace balcony. Step out and you can almost smell the many local delis, cafes and restaurants of this culturally rich suburb with swift access to the Adelaide Hills, Linear Park, several schools, a range of shopping precincts and much more. You're home.

- Secure, spacious, stylish townhouse living
- Drive through access to rear lock-up carport
- Two additional off-street parks
- Quality selections include 2.7m high ceilings and zoned ducted r/c
- Walk-in pantry
- Separate laundry and powder room/guest toilet
- Built-in robes to bedrooms two and three
- Security system
- Secure front and rear courtyards
- Metres from bus stops
- Moments from Firlie Plaza and Marden Shopping Centre
- Walking distance from Newton Primary School
- A pause from ARC Campbelltown and Thorndon Park Reserve Certificate of Title - 6181/266

Council - Campbelltown Zoning - GN - General Neighbourhood Year Built - 2017 Land Size - 209m<sup>2</sup> Total Build area - tba Council Rates - \$1,269.10 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$124.80 pa Body Corporate Admin Fund Levy - \$303.00 pq Body Corporate Sinking Fund Levy - \$79.00 pq All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403