

1 Bosville Grove, Campbelltown, SA 5074

HARRIS

Sold House

Friday, 18 August 2023

1 Bosville Grove, Campbelltown, SA 5074

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 615 m2

Type: House



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Contact agent

Commanding attention on a generous corner allotment, 1 Bosville Grove is an impressive example of the magic of an old-world home reimagined with care. A classic double brick home meticulously refurbished to honour mid-century origins while simultaneously embracing 21st century style, mere moments from all the action in the booming North East – it doesn't get more compelling than this. Endless street appeal is delivered via striking brick frontage, expertly offset by manicured gardens. A central living area offers the best in hamptons-esque decor, with panelled feature wall and corner window creating a tranquil space. The chic form is continued across to connected dining area and Jag kitchen. Showcasing a full suite of Smeg stainless steel appliances, wide 5-burner, marble benchtops and splashback, it's never been simpler to whip up a new recipe or recreate an old favourite with ease. Overlooking the roomy rear yard, an extensive outdoor entertaining area with pitched roof pergola is sure to host everything from a quick morning coffee to Christmas day. Lush lawns, hassle-free garden beds, and the convenience of two sheds provides you the flexibility to engage in outdoor projects and gardening at your own pace. Serene evenings are guaranteed by three bedrooms, each complete with built-in robes. All are serviced by a luxurious family bathroom with floor-to-ceiling contrast tiling, shower with frameless screen and rainfall shower head, and designer bathtub, in addition to a guest powder room. Right on the doorstep of the best Campbelltown has, with close distance to beloved culinary havens Mercato, Café Brunelli, Anthony's Cucina, and Rosa's Deli your new neighbours for a plethora of coffee, dine-out and takeaway options. Lochiel and Linear Parks are a short walk away for weekends spent exploring the track in either direction, with the ARC, Thorndon Park Reserve and Morialta Conservation Park further options to burn off energy or get your dose of fresh air. Numerous educational options in close reach, including East Marden Primary School, Charles Campbell College, Rostrevor College, and St Ignatius College for a straightforward School run. Less than 20 minutes to the Adelaide CBD, or maximise regular public transport from Lower North East Road for a speedy commute. A faultless home in a sublime location - get ready to live your best life. More to love: - Single garage and additional off-street gravel parking at the front - Renovated guest powder room - Updated laundry with exterior access - 5.5kw solar system with 17 panels - Daikin ducted reverse cycle air conditioning - Security system - Downlighting - Timber look floors and plush carpets - Internal and external renovation completed in 2023

Specifications: CT / 5618/322 Council / Campbelltown Zoning / GN Built / 1960 Land / 615m² Frontage / 18.29m Council Rates / \$1674.00pa ES Levy / \$150.00pa SA Water / \$250.00pa Estimated rental assessment / \$550 - \$570 per week / Written rental assessment can be provided upon request

Nearby Schools / East Marden P.S, East Torrens P.S, Charles Campbell College, Paradise P.S, Charles Campbell College

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