

10A Amadio Crescent, Campbelltown, SA 5074

HARRIS

House For Sale

Wednesday, 24 January 2024

10A Amadio Crescent, Campbelltown, SA 5074

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 353 m2

Type: House



Tom Hector
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\$1.2m

This stunning 2022 built, 4-bedroom family home is sure to set hearts a flutter as it showcases impeccable lifestyle finesse, purpose-designed to deliver light-spilling entertaining spaces fused with everyday practicality and fantastic functionality. Sleek, stylish and flowing with modern elegance, the ground floor glides over striking, large format tiles as a long hallway sweeps past an open-air study/home office, past the ground floor guest bedroom with ensuite, and into a superb hub that invites wholesome family time and fun-filled get-togethers with friends. Whether it's sunny days, cosy nights, mid-week or weekend – the ease and option here to savour the quiet or endlessly socialise cannot be overstated. Headlining this beautiful open-plan living is the marble-topped gourmet foodie's zone where gorgeous timber veneer joinery, sweeping bench tops, and gleaming stainless appliances will inspire new culinary triumphs. Together with effortless alfresco flow to a fully tiled and private backyard designed and ready for low maintenance greenery, as well as a sunbathed no-mow lawn adding to this intentionally easy-care property; you only have to worry about enjoying yourself and the company you keep. A central staircase leads you to a second level of more exceptional adaptability. From the wonderfully bright and airy second living – perfect for a kids retreat or cinema room primed for popcorn-dusted weekend movie marathons, 2 ample-sized bedrooms, luxurious main bathroom featuring sumptuous free-standing bath and walk-in shower, and a hugely decadent master bedroom complete with walk-in wardrobe and luxe ensuite for those all-important daily routines – 10A Amadio Crescent captures the essence of modern living and elevates it with precision finish and feature. With a list of inclusions too long to mention, along with a quiet, residents' only street that puts you in arm's reach to schools, vibrant shopping precincts teeming with cafés and popular specialty stores, as well as a stone's throw to the scenic Linear Park... there's no faulting this turnkey property primed for an exciting future. Features you'll love: – Beautiful open-plan entertaining potential headlined by the luxury kitchen flush with marble bench tops, island and breakfast bar, abundant cabinetry and cupboards, dedicated cocktail corner, stylish pendants, 900mm oven and gas stove top, as well as full butler's pantry with Bosch dishwasher – Wide central slider opening to a spacious all-weather alfresco for idyllic morning coffee routines, sunny lunches and private twilight evening get-togethers – Thoughtful interior design delivering a ground floor guest bedroom complete with ceiling fan, BIRs, ensuite and clever joint access to the WC – Light and airy second lounge room upstairs offering more excellent space – Stunning master bedroom spilling with natural light, ceiling fan, huge WIR and luxe ensuite of striking floor-to-ceiling tiling, walk-in shower with seat, and private WC – 2 additional ample-sized bedrooms, both featuring ceiling fans and BIRs – Luxurious main bathroom with elegant free-standing bath, walk-in shower with seat, toasty heat lamps, and separate WC and powder area – Large linen storage, understairs storage, and thoughtful study zone at entry – Family-friendly laundry with more storage, ducted AC throughout powered by a massive 10kw solar system, security and alarm system, as well as both intercom and in-ceiling speaker provisions – Double garage and stylish street presence Location highlights: – Walking distance to local cafés and eateries, the ARC Campbelltown, as well as East Marden Primary – Moments to the iconic Linear Park Trail – Close to handy public transport options, and just a quick 6-minutes to both the hugely popular Newton Central & Target, as well as the bustling Firlie Plaza & Kmart for fantastic shopping and lifestyle options Specifications: CT / 6226/994 Council / Campbelltown Zoning / GN Built / Build completed 2022 Land / 353m² Frontage / 7.76m Council Rates / \$2,410.65pa (approx) Emergency Services Levy / \$192.10pa (approx) SA Water / \$218.49pq (approx) Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / East Marden P.S, East Torrens P.S, Charles Campbell College 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.