

10A Meadow Avenue, Campbelltown, SA 5074



House For Sale

Thursday, 13 June 2024

10A Meadow Avenue, Campbelltown, SA 5074

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 778 m2

Type: House



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Auction On-Site Saturday 29th June 12:30PM

To Finalise a Deceased Estate. Nestled in a coveted locale, this charming brick home exudes timeless appeal from the moment you step onto its welcoming verandah. A gateway to comfort and style, the entry room unveils a stunning timber staircase, setting the stage for the delightful family home that awaits within. Boasting original features such as traditional tiling and timber-framed doors, this meticulously maintained residence offers a seamless blend of classic allure and modern convenience. Whether you envision immediate occupancy or dream of customizing to your heart's content, this home is primed for both. The spacious kitchen seamlessly connects to the dining area, leading out to a sprawling verandah, ideal for alfresco dining and entertaining. Beyond lies a backyard oasis, complete with a pergola and cellar access for added storage. Indulge in year-round comfort with a split system and wall heater downstairs, complemented by ducted air conditioning on the upper level. Upstairs, four tranquil bedrooms await, two featuring built-in robes, and a sunny balcony offering mountain views, while a family bathroom beckons with its separate bath and shower. A delightful surprise awaits in the form of a bonus granny flat tucked away in the rear of the garage, offering additional living space with its own kitchen and dining area. Outside, the landscaped backyard invites relaxation with established orange trees, paved areas, and garden beds, promising endless potential for outdoor enjoyment. A powered workshop within the spacious shed caters to hobbyists and DIY enthusiasts alike. Enhanced security features including an alarm system provide peace of mind, while NBN readiness ensures seamless connectivity for modern living. Completing this offering is a double length garage and off-street parking for added convenience. Situated within walking distance of East Torrens Primary School, Denis Morrisey Parklands, and public transport, this home epitomizes effortless living. With a plethora of amenities including schools, shops, and recreational facilities at your doorstep, seize the opportunity to embrace the epitome of suburban bliss in this coveted locale.

Property Features:

- Four-bedroom and two-bathroom, two storey home
- The upper level contains the bedrooms and main bathroom
- The second and third bedroom have built-in robes
- The main bathroom has floor-to-ceiling-tiles, shower, bathtub, vanity storage, and a separate toilet
- Spacious balcony with views
- Downstairs contains the living spaces
- Large study room with storage space for a home office or extra bedroom
- Large entry hall with understairs storage
- Spacious front lounge room and dining room with brick walls and connecting archway
- Kitchen has a breakfast bar, walk-in pantry, electric built-in stove, and ample storage space
- Laundry room with storage, dual-sink, and backyard access
- Convenient downstairs bathroom with toilet, sink, and shower
- Reverse cycle ducted air conditioning through the upper level
- Split system air conditioner and wall heater in the dining room
- Carpet flooring through the upper level and living spaces
- Tiled floors in the kitchen, entry, and wet rooms
- NBN connection for seamless connectivity
- Security alarm system for peace of mind
- External roller shutters on the front facing and rear upper level windows
- Additional kitchen and meals space behind the garage with ceiling fan and storage space
- Below garage cellar storage space
- Double length garage with roller door for secure parking
- Sizable front verandah welcomes you
- Spacious rear verandah for entertaining with pull down blinds
- Semi enclosed pergola, and two paved, vine covered pergola structures
- Dual sink trough in the backyard
- Shed with storage and workshop area and additional shed/chicken coop
- Large backyard with established fruit tress and vegetable garden space

East Torrens Primary School is less than two minutes away

Schools: The nearby zoned primary schools are East Torrens Primary School and Charles Campbell College. The nearby zoned secondary school is Charles Campbell College. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Campbelltown Zone | GN - General Neighbourhood Land | 778sqm (Approx.) House | 400sqm (Approx.) Built | 1976 Council Rates | \$2102.35pa Water | \$200.07 pqESL | \$381.90 pa