

**12 Papagni Avenue, Newton, SA 5074**



**House For Sale**

Friday, 3 November 2023

**12 Papagni Avenue, Newton, SA 5074**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

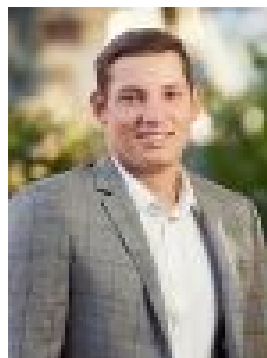
**Area: 365 m2**

**Type: House**



Nik Ilic

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## Auction On-Site Saturday 18th November 9:00AM

Welcome to modern and spacious living in a friendly Newton neighbourhood! This two-level gem offers the perfect blend of style and functionality, making it the ideal home for families and professionals alike. With a fresh paint palette, tiled floors in the living areas, plush carpets in the bedrooms, and the comfort of air conditioning and ceiling fans, no thought has been spared. The ground floor welcomes you with a generously sized lounge room off the entrance, ready to relax and unwind with the family. The combined meals and kitchen space allows for an open dining experience. Set to impress, the kitchen is well-equipped with a breakfast bar for casual dining, elegant stone benchtops, built-in gas cooking, a double drawer dishwasher for easy clean-up, a Puratap water filter, and understairs storage as a pantry. Also on the ground floor, you will find a tidy laundry space with ample storage and backyard access, with a separate powder room with a vanity space, for functional living. While the garage provides direct entry to the meals area for practical access. The double garage provides secure parking and has an auto panel lift door and drive through roller doors to the paved, low maintenance backyard - perfect for entertaining and enjoying a barbecue with family and friends. The U-shaped driveway allows for easy access and parking for your guests. Back inside, you will find the upstairs that holds your private living quarters, consisting of four spacious bedrooms and a lovely central bathroom featuring a bathtub, shower, and a separate toilet. Each of the four bedrooms boasts large built-in wardrobes and ceiling fans, while the master bedroom enjoys the added luxury of a private ensuite with a dual basin vanity. Step out onto the beautiful, airy, front balcony accessible from the third bedroom, to soak in the views and enjoy your morning cup of coffee. This fantastic property is situated in a rapidly growing locale, offering proximity to public transport, Newton Village Shopping Centre, Thorndon Park Reserve, an array of restaurants, excellent schools and daycare options, the Campbelltown City Soccer and Social Club, North Eastern Community Hospital, and much more. Best of all, you're just a short fifteen-minute drive away from the bustling heart of Adelaide's CBD. Act now to secure your slice of suburban paradise!

**Property Features:**

- The master bedroom has two built-in wardrobes, and a private ensuite with floor-to-ceiling tiles and a double vanity
- All bedrooms are on the upper level and provide ceiling fans and built-in wardrobes
- Balcony across the front of the home is accessible from bedroom three
- The main bathroom on the upper level has a bathtub, glass shower, vanity storage, floor-to-ceiling tiles, heat lamps, and a separate toilet
- Linen cupboard outside the bathroom for easy storage
- Plush carpets throughout the upper level for comfort
- Downstairs lounge room to relax with family
- Combined meals and kitchen space for open dining
- The kitchen has a breakfast bar, built-in gas stove, two drawer dishwasher, Puratap water filter, stone benchtops, plantation shutters, with the understairs storage as a pantry
- Internal laundry room has bench space, ample storage, backyard access, and a separate powder room with vanity space for convenience
- Daiken reverse cycle ducted air conditioning and heating system
- Security system with motion sensors for peace of mind
- Solar powered hot water system for eco efficiency
- Low maintenance garden beds and rainwater tank for eco sustainability
- Paved patio wraps around the back of the home for low maintenance and easy entertaining
- Double doors from the meals area lead to the double garage, with automatic panel lift door, and a rear drive through roller door for secure parking
- Paved U-shaped driveway for easy drive through and ample parking space

The nearby unzoned primary school is Charles Campbell College, Paradise Primary School, Thorndon Park Primary School, and East Torrens Primary School. The nearby zoned secondary school is Charles Campbell College.

**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.

**RLA 322799 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 | 365sqm (Approx.) House | 244sqm (Approx.) Built | 2008 Council Rates | \$1845 pa Water | \$184 pqESL | \$341 pa