

**14B Ambrose Avenue, Campbelltown, SA 5074**



**Sold House**

Friday, 3 November 2023

14B Ambrose Avenue, Campbelltown, SA 5074

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 222 m2**

**Type: House**



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**\$845,000**

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this stunning and contemporary 3 bedroom, 2 bathroom torrens titled townhouse in the ever popular suburb of Campbelltown. Welcome to 14B Ambrose Avenue! Situated on a south eastern orientated allotment and with impressive proportions throughout, this home exudes luxury living. Within walking distance to the Paradise Obahn Interchange it makes the CBD commute a breeze. Throw in the views to the Adelaide Hills and the natural flora and fauna that adorns the local setting and you will find yourself mentally unpacking the moment you walk through the grand double doors. The location here leaves you spoilt for choice. Within minutes to a number of local shopping precincts such as Gilles Plains Shopping Centre, Marden Shopping Centre as well as Newton Village Shopping Centre. Enjoy a coffee and brunch at your local Panini Brothers cafe. Adventure and explore the various parks, reserves and walking trails such Lochiel Park and the River Torrens Linear Park Trail. Locally zoned school catchment options include East Marden Primary School (R-6) and Charles Campbell College (R-12). Nearby unzoned schooling options include East Torrens Primary School and Avenues College. This is an opportunity to purchase into an amazing local community. Features of this home include:

- Warm and welcoming entrance way complete with grand double doors.
- Downlights, floating timber flooring and zone controlled ducted reverse cycle air conditioning throughout.
- Open plan living and kitchen design creating a seamless flow to the outdoor alfresco area. A perfect blend for indoor/outdoor living and the endless entertaining options it provides.
- Chefs kitchen with gas cooktop, glass splashback for added natural light, dishwasher, double sink and stone island bench top.
- Bathrooms located both upstairs and down.
- The ground floor bathroom has two way access from the 3rd bedroom and therefore allows ensuite use. Complete with floor to ceiling tiles, high quality fixtures and fittings as well as shower, vanity and toilet.
- Upstairs the bathroom again has two way access from the master suite allowing ensuite use and is complete with floor to ceiling tiles, high quality fixtures and fittings as well as double vanity, shower, bath and toilet.
- The master suite is spacious in size and encourages peace and tranquillity thanks to its uninterrupted views of the Adelaide Hills. Complete with a large walk in robe and access to the upstairs bathroom via its own private ensuite parents will love having their own space.
- Bedroom 2 is located upstairs and is complete with floor to ceiling built in robes and views out to front garden and as well as Adelaide Hills.
- Bedroom 3 is located downstairs and is complete with floor to ceiling built in robes and access to the downstairs bathroom via its own private ensuite.
- A 2nd living room is located upstairs and flows out to a substantial balcony that offers a great place for an evening nightcap or morning cup of tea while listening to the lovely native wildlife.
- Laundry room with ample storage options and external access.
- Under staircase storage.
- Low maintenance courtyard with irrigation system and water tank beyond the alfresco area with rear back gate for walking trail convenience.
- Double garage with automatic roller door, internal access and external rear access.
- No encumbrances or significant trees.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 17/11/2023 at 7 PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341