

**16B Playford Road, Newton, SA 5074**



**House For Sale**

Tuesday, 21 November 2023

16B Playford Road, Newton, SA 5074

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Joe Hibeljic  
0431334630



Vanessa Bianco  
0426031255

## Auction On-Site Sunday 10th December 10:30AM

Welcome to this enchanting two-bedroom, one-bathroom home in the heart of Newton, a perfect choice for first-time home buyers or savvy investors. This property offers the ideal combination, with low-maintenance living in a friendly neighbourhood, conveniently located close to everything you need for a comfortable and vibrant lifestyle. As you step inside, you're greeted by a beautiful flowing floorplan that exudes warmth and comfort, with the interiors equipped with reverse cycle air conditioning and heating, ensuring your comfort no matter the season. The open-plan layout creates a cosy and inviting atmosphere, filled with an abundance of natural light and a beautiful communal living area boasts polished wooden floors, adding a touch of elegance and ease of maintenance. Prepare meals in the tidy kitchen, complete with ample cupboard space, including practical wine compartments, a breakfast bar, dishwasher, and gas cooking, perfect for the culinary enthusiast or entertainer. Two large bedrooms, each featuring built-in wardrobes and plush carpets, provide a tranquil retreat at the end of the day. The central two-way bathroom is a true sanctuary, offering a tiled bathtub, shower, and a separate vanity powder room, with a second detached toilet for added convenience. An internal laundry room with yard access and a single car garage, complemented by extra driveway parking spaces, make daily living a breeze. Step outside to discover a delightful verandah, an ideal spot to soak up the sun or entertain guests, all while overlooking the tidy, low-maintenance yard. This home's location is second to none, situated close to excellent schools, the serene Rosedale Court Reserve, various restaurants, beautiful parklands, Newton Shopping Village, Newton Central, and efficient public transport options. Don't miss the chance to secure 16B Playford Road, today!

**Property Features:**

- Two-bedroom and one-bathroom home
- Two large bedrooms with built-in wardrobes and plush carpets
- The master bedroom has direct access to the two-way bathroom
- Two-way bathroom with a shower, bathtub, toilet, and sink, with a separate vanity powder room, and a second detached toilet
- Tidy kitchen space with ample cupboard storage, a breakfast bar, a dishwasher, wine compartments, and a built-in gas stove
- Open plan and spacious family, and meals area perfect for entertaining
- Internal laundry room with backyard access
- Reverse cycle ducted air conditioning and heating
- Blinds and curtains fitted throughout the home
- Elegant, polished floorboards throughout the living areas
- Large, paved, pitched roof verandah for entertaining
- Secure backyard with low maintenance gardens and lawn space
- Garden shed for easy storage
- Single car garage with auto roller door and internal access
- Additional driveway parking for two cars
- St Francis of Assisi School is less than a minute away

**Schools:** The nearby unzoned primary schools are Thorndon Park Primary School, East Torrens Primary School, Paradise 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](http://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 | 300sqm (Approx.) House | 144sqm (Approx.) Built | 1993 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa