

18 Botanic Grove, Campbelltown, SA 5074



Sold House

Friday, 11 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 970 m2

Type: House



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\$950,000

Wonderfully positioned in this family-friendly and lifestyle-rich location with schools, sporting facilities and the iconic Linear Park Trail all just a short stroll away, this beautifully maintained and updated 1960's property set on a staggering 974m² allotment offers exceptional short and long-term potential for a range of excited buyers. Offering spaciously relaxed living as is, you'll find a light-filled formal lounge with cosy combustion heater flowing through to the open dining and stylish kitchen featuring gourmet-ready stainless appliances, all combining for everyday comfort whether you're a young couple searching for a canvas to update and extend or established families eager to secure a big block to transform when you're ready (STCC). With plenty on offer without lifting a finger, the generous 3-bedroom, modern bathroom and family-friendly laundry layout delivers great adaptability, while outside enjoys a wide undercover entertaining area overlooking a sprawling and sunbathed backyard where a sea of lush grass provides all the space in the world for the kids to play or family pet to happily roam. Whether your plans are to settle in first or renovate, redesign or rebuild from the get-go, 18 Botanic Road promises a bright and bold future with a variety of possibilities on the table. And given the incredible size of this block along with a fantastic location arm's reach to vibrant shopping precincts, great public transport options and scenic surrounds - there's to love and think about here!

KEY FEATURES

- Beautifully maintained and updated family home featuring polished timber floors, ambient downlighting, large formal lounge as well as open and airy dining and kitchen zone
- Spacious chef's zone with abundant timber-look cabinetry and cupboards, gloss tile splashback, gleaming stainless appliances including dishwasher as well as sleek electric cook top for easy cleaning
- 3 generously-sized bedrooms, master with BIRs and ceiling fan
- Modern bathroom with floor-to-ceiling tiling and separate WC
- Ducted AC throughout, cosy combustion heater and split-system AC in living, and solar system for lower energy bills
- Large outdoor entertaining area, cubby house and huge, sunny backyard with great lawn space
- Long secure carport and large shed/garage
- Incredible 974m² (approx.) allotment inviting unlimited extension, rebuild or subdevelopment potential (subject to council conditions)

LOCATION

- Walking distance to East Marden Primary and zoned for Charles Campbell College moments away
- Close to ARC sports centre and the leafy Linear Park Trail for active, outdoor weekends
- A stone's throw to the bustling Campbelltown shopping precinct, 5-minutes to the vibrant Newton Central and only 6km to Adelaide CBD

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. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.

Property Details: Council | Campbelltown Zone | GN - General Neighbourhood \\ Land | 970sqm (Approx.) House | 129sqm (Approx.) Built | 1964 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa