

2/14 Polvere Avenue, Newton, SA 5074



House For Sale

Monday, 20 May 2024

2/14 Polvere Avenue, Newton, SA 5074

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 286 m2

Type: House



Matthew Lee
0883533000

\$630,000-\$660,000

Experience a balanced lifestyle here, from the tranquillity of the Adelaide Hills to the vibrant heart of Adelaide, and everything in between! Suited for busy professionals, small families, or those seeking easy-care living without compromising on space. Located just 10km from Adelaide's CBD. Enjoy convenient access to the city with public transport at your doorstep and close proximity to Newton Central Shopping Centre and Newton Village. Outdoor enthusiasts will adore the nearby Black Hill & Morialta Conservation Parks and Thorndon Park Reserve, ideal for nature walks and leisurely outings, all within easy reach. Inside, three bedrooms and an open living area integrate a well-equipped gas kitchen, dining, and main living space. A portion of the rear verandah has been transformed into a sunroom, then step-down to the roomy backyard, a blank canvas for your landscaping dreams. Nestled in a modern estate surrounded by quality homes, this strata-titled, street-front duplex offers ownership without strata management fees. Share insurance costs with your neighbour as the sole communal expense, while each side of the duplex is independently maintained by its respective owner. Features: - 3 Bedrooms- Roomy bedroom 1 & 3, offering flexibility to utilise one as a second living room if desired- Combined kitchen, dining, and main living space for seamless interaction.- Well-equipped gas kitchen featuring overhead cupboards, pantry, and ample bench space- Built-in robe and ceiling fan in bedroom 2- Bathroom with full-size bath - Ducted reverse cycle air conditioning- Split system air-conditioning provided to Bedroom 3- Gas heating - Separate laundry and toilet- Front and rear security doors for peace of mind- Roller shutters enhance security and privacy- A portion of the rear verandah has been transformed into a sunroom, offering a cosy retreat.- Garden/tool shed for additional storage.- Garage with automatic roller door, complemented by additional vehicle parking for two cars- Street-fronted strata titled duplex Location:- Approximately 10 km to Adelaide CBD- Close proximity to public transport- Centrally located with easy access to Newton Central Shopping Centre & Newton Village- A short drive to Black Hill & Morialta Conservation Parks and Thorndon Park Reserve- Nearby Charles Campbell College and Thorndon Park Primary School- Conveniently situated near Campbelltown City and Soccer and Social Club Dwelling size: 124 sqm includes garage (approximate) Year Built: 1988 Strata Plan: 6541 Lot entitlement for Unit: Approximately 283 sqm (approximate Lot size). Unit 2 enjoys a usable land area of around 350 sqm. Strata contribution: PER ANNUM \$767.50 (being 50% share of the strata insurance) Council: City of Campbelltown Council rates: \$1131.85 per annum Matthew Lee MichaelKris Real Estate RLA 212749 Information Disclaimer: While MichaelKris Real Estate strives to provide accurate information in its listings, all information presented is derived from sources deemed reliable but cannot be guaranteed for completeness or accuracy. Measurements are approximate and should be independently verified by qualified professionals. Due Diligence Encouraged: Prospective buyers are strongly encouraged to conduct their own due diligence to confirm all aspects of the property, including but not limited to measurements, zoning regulations, and any necessary development permits. Limitation of Liability: Matthew Lee and MichaelKris Real Estate assumes no liability for any errors or omissions contained within this listing, including inaccuracies regarding floor plans, property dimensions, building age, or condition.