

2/7 Newman Road, Charleston, SA 5244

ADCOCK

House For Sale

Tuesday, 12 March 2024

2/7 Newman Road, Charleston, SA 5244

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 930 m2

Type: House



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\$800,000 - \$850,000

It befits the charm of its Charleston locale in the modern homestead form you long for; a custom-built Shire Homes design with garage capacity to excite on a 930sqm country allotment. Spreading out its 3 bedrooms plus a study, the home's immediate move-in pleasures bequest the family with ample warmth, light, and scale to every double-sized and robed bedroom, two separate living areas, two bathrooms, and applies legroom to maximum effect outdoors offering some 50sqm of undercover entertaining. Dimensions of alfresco supremacy indeed, enclosable on a winter whim. And steering the trailer, boat, caravan, or loaded work ute down a double driveway to an additional rear double garage is value rarely ever matched. Ideal for families or the empty nestor, the 2010-built home parades a master suite first, opposite the formal lounge; a domain of calm and privacy affording a walk-in robe and ensuite, leaning everyone else's focus to the expansive rear open plan family living, dining, and gourmet kitchen. Stainless appliances punctuate the kitchen's luminous modern function with a bird's-eye view over the deck and casual meals, while double-glazed sliding glass doors connect you to the well-established backyard. Timeless hues throughout keep the shrubbed and lawned surrounds a big part of the picture: a palette enriched by warm timber floors, durable bedroom carpets, style continuity to each bathroom (including a separate WC to the kids' wing) and a footprint relishing natural light and ducted R/C air conditioning comfort. For a reckless spread of toys or as a hideaway office base – the study gives you options. Seeking somewhere to thrive, park a throng of cars, work from home, or to keep the kids active in words-can't-describe serenity? This return verandah homestead gives you a big hint on how it's done... Schedule an inspection, here in Charleston: Custom built by Shire Homes (2010) Valuable dual garage + driveway access to additional shedding 5.9m x 8m* secure & standalone extra garage 11m x 4m* all-weather & enclosable entertainer's deck Character homestead appeal with return verandas Formal living & large open plan family room Fenced & formally hedged front garden. Ducted R/C A/C throughout 3 generous double bedrooms with BIRs Master bedroom with WIR & ensuite Dedicated office/study In easy reach of the Amy Gillett Bikeway Moments to township amenities & Woodside A 5-minute drive to Lobethal | 20 minutes to Hahndorf* All measurements approx. And much more... Property Information: Title Reference: 5983/79 Zoning: Township Year Built: 2010 Council Rates: \$2,136.00 per annum Water Rates: \$74.20 per quarter* Estimated rental assessment: \$TBA per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.