

**2 Meadow Avenue, Campbelltown, SA 5074**



**Sold House**

Thursday, 25 January 2024

2 Meadow Avenue, Campbelltown, SA 5074

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 568 m2**

**Type: House**



Brijesh Mishra  
0430140905



Jaya Prageeth

**\$767,000**

Quietly nestled on a desirable corner allotment, this recently refurbished home offers 3 spacious bedrooms and ample living space across a delightful, light filled layout. The Fourth Creek Linear Reserve is your brand-new neighbour, the perfect spot to enjoy a quiet stroll, and ideal for your daily exercise. There is plenty of space in a large side yard for the kids to play and pets to roam, and so much more for those who enjoy the garden. Investors with an eye for value may want to explore the development potential of this outstanding allotment. Freshly painted and ready to reside, the home features a large open plan living/dining room where natural light gently infuses through clever window placements and polished timber floors add a creative and engaging ambience. A traditional galley style kitchen offers the original cabinetry, wide sink, freestanding electric stove, ceiling fan and ample cupboard space. All 3 bedrooms are well portioned, all offering ceiling fans. Bedroom 1 features a built-in robe, bedroom 3 offers French doors to the rear yard. A clever study room/utility space adds that valuable extra living area. A bright main bathroom with separate bath and shower, plus a walk-through laundry with exterior access provide functional wet areas while a single lock-up garage and adjacent carport offer sheltered accommodation for the family cars. Invest for success, explore the development potential or move your family in and enjoy the benefits of larger allotment living. Briefly: \* Recently refurbished and freshly painted residents of 3 bedrooms\* Corner location to Montacute Road and adjacent the Fourth Creek Reserve\* Large open plan living/dining room with polished timber floors and ample natural light\* Traditional galley kitchen featuring original cabinetry, wide sink, freestanding electric stove, ceiling fan and ample cupboard space\* 3 spacious bedrooms, all double bed capable, all with ceiling fans\* Bedroom 1 & 2 with polished timber floors\* Bedroom 1 with built-in robe\* Bright main bathroom with separate bath and shower\* Study room/utility\* Walk-through laundry with exterior access\* Spacious rear courtyard \* Large side yard with ample room for kids, pets and gardeners\* Wall air-conditioner and gas heater\* Single lock-up garage and adjacent single carport\* Ready to move in and enjoy Perfectly located close to all valuable amenities including the North Eastern Community Hospital and associated Lower North East Road medical practices. East Torrens Primary is just across the road and the Fourth Creek Linear Reserve is the ideal place for your daily exercise. Centro Newton, Firlie & Marden Shopping Centres are all within the local area, while other quality recreation and reserves are available at Charlesworth Park, ARC Campbelltown, Dennis Morrissey Park and The River Torrens Linear Reserve. The zoned secondary school is Charles Campbell College and nearby unzoned primary schools include East Torrens Primary School, Paradise Primary School & Charles Campbell College. Quality private schools in the area include Sunrise Christian School, St Ignatius College, St Josephs, St Francis of Assisi & Rostrevor College. For more information, contact Brijesh Mishra on 0430 140 905 or Jaya Prageeth on 0430 397 878. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using 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 326570