

22 Frost Street, Newton, SA 5074

HARRIS

Sold House

Tuesday, 21 November 2023

22 Frost Street, Newton, SA 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 425 m2

Type: House



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\$810,000

Tucked away in this quiet and cosy enclave of the much-loved Newton sits this stylish property that delivers beautiful, light-spilling entertaining, picture-perfect for couples ready to plant their feet as much as growing families eager to be amongst every day, lifestyle ease. With a bright and airy interior setting the tone for daily bliss, soft-toned floating floors and a free-flowing footprint combine to create an inviting energy and atmosphere. Delivering both a formal lounge for a more relaxing vibe to unwind by day or curl up for late night blockbusters, and a wonderful open-plan hub where the chef's zone overlooks the dining, living and hugely spacious outdoor alfresco – there's an understated freedom here to enjoy morning routines, lazy afternoons right through to delicious dinner get-togethers and sunny weekend catch-ups under the huge all-weather pergola. Together with familiar function and form, you'll find the heads of the household savouring peace and privacy with a bay-windowed master bedroom complete with walk-in wardrobe and chic contemporary ensuite, as well as two more ample-sized bedrooms either side of the 3-way main bathroom flooding with natural light. A refreshingly low maintenance exterior that doesn't take away from the size, space or practicality of what awaits inside, along with welcome surprises and creature comforts like a clever study nook, zone ducted AC for year-round climate comfort, and a double garage rounding off the timeless blue-stone look frontage, 22 Frost captures all the appeal of modern living and leaves nothing left for you to do but sit back and flourish in your new surrounds. Convenience is key too with a raft of local parks and reserves encouraging plenty of outdoor fun, while schools range from St Francis around the corner, or a stone's throw to both East Torrens and Charles Campbell College. And you'll be hard-pressed to find a more thriving shopping precinct than Newton Central offering all your café, popular specialty store and shopping needs in the one place. Features you'll love: – Wonderfully light-filled living, dining and kitchen, as well as effortless alfresco flow showcasing impeccable everyday entertaining potential no matter the reason or season – Functional contemporary cook's zone with abundant cabinetry and cupboards, generous pantry, great bench top space and bar, as well as sleek electric cook top – Beautiful formal lounge for more space to relax and unwind, as well as handy study nook – Lovely bay-windowed master bedroom featuring soft carpets, WIR and private ensuite – 2 additional good-sized bedrooms, one with BIRs and both with plush carpets – Central main bathroom spilling with natural light, separate shower and bath, as well as separate WC – Spacious laundry with storage, as well as ducted AC and ambient LED downlighting throughout – Sweeping outdoor entertaining space, high private fencing, sunny no-mow lawn and storage shed – Double garage and sandstone paved driveway completing the charming modern contemporary frontage Location highlights: – A short stroll to local parks and playgrounds, as well as St Francis and moments to East Torrens and Charles Campbell College – Well positioned in the heart of the inner north east with great access to public transport – Minutes to the bustling Newton Central for all your daily essentials, popular cafés and delicious specialty stores Specifications: CT / 5222/546 Council / Campbelltown Zoning / GN Built / 1998 Land / 425m² Frontage / 12.5m Council Rates / \$1,922.90pa (approx) Emergency Services Levy / \$163.40pa (approx) SA Water / \$189.33pq (approx) Estimated rental assessment / \$640 to \$670 per week / Written rental assessment can be provided upon request Nearby Schools / East Torrens P.S, Charles Campbell College, Thorndon Park P.S, Paradise P.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409