

22B James Street, Campbelltown, SA 5074



Sold House

Thursday, 14 March 2024

22B James Street, Campbelltown, SA 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Gary Musolino
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\$750,000

Within a 2-3 minute walk to East Marden Primary (which the home is currently zoned to) and beautiful reserves walking distance away! Just a short stroll to the Linear Park, Botanic Reserve, the ARC and Felixstow Reserve. Offered for sale in as new condition built approximately only 4 years ago by a boutique builder not only to a high standard but incorporating clay brick and Hebel panel construction to always be 'in vogue'. Downstairs there's a front lounge, a separate family/dining with sliding door access to the rear yard and a gourmet kitchen complete with a large stone top for food preparation, stainless steel appliances including a gas cooktop and dishwasher. There are 3 generous size bedrooms upstairs (all with robes), the main bedroom with a spacious walk in robe and ensuite plus a front balcony enjoying lovely views or a place to sit for a Sunday morning cuppa. Quality timber veneer flooring features through the living areas and quality wall to wall carpets in the bedrooms. Features not to overlook are the fully zoned ducted reverse cycle air-conditioning, auto irrigation to front and rear yard, auto roller door garage with internal access for security, rainwater tank plumbed to a laundry tap and a security alarm. In such a great location near reserves and great shopping in close proximity, only approximately 2 minutes drive to Campbelltown Shopping Centre and alternatively just a short drive to Firlie Plaza with Coles, Kmart and many specialty shops and cafes. Council Rates: \$1563.95 per annum approx. SA Water Rates: \$167.84 per quarter approx. E.S.L: \$142.20 per annum approx. *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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice