

# 24 Botanic Grove, Campbelltown, SA, 5074

## Sold House

Tuesday, 18 April 2023



24 Botanic Grove, Campbelltown, SA, 5074

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## The villastylishly redefined with a front row seat to boundless Botanic Grove

Offers close 5:00pm Saturday the 28th of May.

What on first inspection is a fine example of the heritage reproduction villa with a prized front row seat to the picturesque Botanic Grove Reserve is in fact the timeless face of 5-star energy rated home with the modern lifestyle in mind.

Kudos to the current owners for creating a dynamic 4-bedroom home with soaring 3 metre ceilings that thinks of every last detail on its mission to nurture and entertain a growing family in search of multiple living zones, quality fixtures, bundles of storage, alfresco pavilion and an edgy aesthetic.

By edgy, we mean the polished concrete floors that span the entire footprint and impart those industrial vibes to an interior softened by cedar-framed windows/doors and the timber accents of the starring open-plan kitchen.

With stone benchtops and splashbacks, an expansive island bench that rests higher than the standard (you'll never go standard again), 900mm cooktop, dishwasher and a huge butler's pantry; the striking white kitchen is a picture of class and functionality.

Speaking of functional, an astute floorplan ensures the kids have their wing, while you revel in the space, peace and privacy of a park-facing master bedroom with walk-in robe and fully-tiled ensuite - all just three steps from a sitting room that could be the perfect home office or home theatre.

More proof that everything has been thought of, the double garage not only offers instant access to the butler's pantry so you can throw the shopping from the boot straight to the shelves - but also ushers your trailer or project car to a rear powered shed.

Just a stroll across the reserve from the pool, gym and sporting courts of The Arc and moments from a par 3 golf course and Linear Park; if it's leisure you want, it's leisure you'll get. Welcome home.

More to love:

- ? Custom built in just 2014 to the exacting standards of its owners
- ? High-end selections, 3m-high ceilings and 2.4m high doors
- ? Double garage with remote entry and rear roller door access
- ? Extra off-street parking in front of garage
- ? Outdoor kitchen to spacious alfresco pavilion
- ? Ducted reverse cycle heating and cooling throughout
- ? Clever use of space with storage galore
- ? Beautifully presented low-care gardens
- ? Security provisions
- ? Large separate laundry with stone benchtops
- ? Hardwearing polished concrete floors throughout
- ? Solid timber frame doors, LED downlighting and sleek square-set ceilings
- ? Walking distance to public transport
- ? Just 20 minutes to the CBD
- ? Close to a range of shopping options and schools
- ? And so much more.

Zoning to East Marden Primary School and Charles Campbell College

## Specifications

CT | 5609/474

Council | City of Campbelltown

Built | 2014

Land | 700sqm

Council Rates | \$722.75pq

SA Water | \$252.65 supply + usage

ESL | \$213.40pa

Easement | No

Encumbrance | No

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