

25 Alexander Avenue, Campbelltown, SA 5074



Sold House

Monday, 23 October 2023

25 Alexander Avenue, Campbelltown, SA 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 394 m2

Type: House



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\$802,000

Nestled in a great neighbourhood of Campbelltown, 25 Alexander Avenue presents a wonderful opportunity for low-maintenance living. This lovely low-set brick home boasts a seamless floorplan filled with an abundance of natural light and space. Quality finishes and modern conveniences elevate this residence to a whole new level of comfort. As you explore this inviting home, you'll find three spacious bedrooms, all adorned with polished timber floors. The minor bedrooms come equipped with built-in robes, while the master suite offers a walk-in wardrobe and a private ensuite featuring a sleek glass shower. While the main three-way bathroom provides a bathtub and shower, with a dedicated vanity space, and separate toilet for convenient living. For moments of relaxation and togetherness, step into the cosy lounge room that opens to a side courtyard, allowing for a lovely flow of indoor-outdoor living. Reverse cycle ducted heating and cooling filters throughout the home ensuring ultimate comfort. Discover a bustling communal zone encompassing the combined kitchen, meals, and family space towards the rear. The kitchen is a culinary dream, featuring ample cupboard storage, a pantry, dishwasher, a Puratap water filter, built-in gas stove, and a spacious preparation bench and breakfast bar perfect for lively conversations while you cook. Open the doors, and step onto your rear pitched roof verandah in the paved backyard, fully secure and ready for entertaining. A single car garage with internal access, and drive through roller doors to the patio completes this comfortable haven. The location is unbeatable! You'll enjoy easy access to public transport, Charlesworth Park, Mercury Plaza, Newton Shopping Centre, North Eastern Community Hospital, and a selection of premium schools, including East Torrens Primary and St. Francis'. Plus, there's so much more to explore in this vibrant community. If you are in search of the perfect blend of comfort, convenience, and style, then you don't miss the chance to make this home your own. Schedule a viewing today!

Property Features:

- Three-bedroom and two-bathroom home
- The master bedroom has a ceiling fan, bay windows, a walk-in wardrobe, and a three-piece ensuite
- The remaining two bedroom has ceiling fans and built-in wardrobes
- Separate lounge room for entertaining or relaxing with sliding doors to the patio
- Open-plan family, meals, and kitchen space with sliding doors to the verandah
- The kitchen has a breakfast bar, a dishwasher, a Puratap water filter, a built-in gas stove, with black stone benchtops, and ample wooden style cabinetry
- Main three-way bathroom has a bathtub and glass shower, with a dedicated vanity space and separate toilet
- Laundry room has bench and storage space with backyard access
- Reverse cycle ducted air conditioning system for ideal temperatures
- Ceiling fans in all bedrooms for added comfort
- Blinds and curtains throughout the home for privacy and light control
- Floorboards fitted in the bedrooms and tile flooring throughout the rest of the home
- Security system with cameras and intercom at the entrance
- Gas hot water system for instant hot water
- 3kw Solar system with 10 panels to reduce costs
- Separate patio space to the side of the home
- Pitched roof verandah for entertaining with a garden shed
- Large low maintenance backyard with paved flooring and a rainwater tank
- Single car garage with drive through roller doors to the patio and internal access
- St. Francis of Assisi School is less than a minute away

Schools: The nearby unzoned primary schools are East Torrens Primary School, Paradise Primary School, and Charles Campbell College. The nearby zoned secondary school is Charles Campbell College. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Campbelltown Zone | GN - General Neighbourhood \ Land | 394sqm (Approx.) House | 153sqm (Approx.) Built | 2005 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa