

**25C Arthur Street, Tranmere, SA 5073**

**Raine&Horne.**

**Sold House**

Thursday, 5 October 2023

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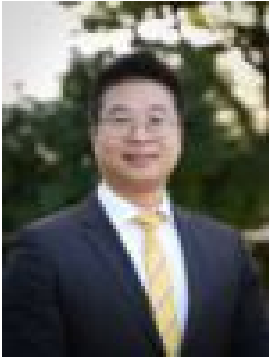
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 196 m2**

**Type: House**



Jacky Yang

0425251113



James Trimble

0478999597

**\$840,000**

Discover the epitome of modern living in these architecturally designed townhouses built in 2019. Nestled in the picturesque suburb of Tranmere, this highly sought-after eastern suburb offers the perfect blend of lifestyle and convenience. This Torrens-titled townhouse boasts three spacious bedrooms, with the master bedroom featuring a walk-in robe, a well-planned en-suite, and a private balcony. Bedrooms two and three also offer built-in robes and ample natural light. The ground floor welcomes you with an open-plan living space, bathed in natural light. Flow seamlessly into the spacious meals area, ideal for entertaining family and friends. The chef of the house can engage with guests while preparing meals in the U-shaped kitchen, complete with quality appliances, abundant cupboard space, and a convenient walk-in pantry. The ground floor also includes a laundry and a downstairs water closet for added convenience. Step outside to a low-maintenance backyard, perfect for outdoor gatherings, and appreciate the added benefit of a rainwater tank to keep those water bills in check. Situated on a generous 178 sqm block, this stylish townhouse is perfectly located to enjoy all that Tranmere has to offer. Firlie Plaza is just a short walk away, and you're only minutes from UniSA Magill Campus, Norwood Morialta High School, Magill Primary School, and Magill Kindergarten. Whether you're planning to live in or rent out, this property represents an exceptional opportunity.

**Key Features:-** Spacious main bedroom with walk-in robe and en-suite- Bedrooms 2 and 3 with built-in robes- Bright and airy kitchen and meals area- Additional third toilet- Secure auto panel lift door garage- Solar Power System - 2.7m ceiling height- Reverse Cycle Air Conditioning- Custom-designed lighting- Fully tiled bathrooms with quality fixtures- LED downlights- Attractive floor coverings

Perfectly situated within close reach of all essential amenities, including the Firlie Plaza shopping precinct, public transportation, Hectorville Sports Centre, UniSA Magill Campus and the serene Gums Reserve, just a short stroll away. Close to Norwood International High School, Magill Primary School, Magill Kindergarten. Easy public transport access to the CBD within 10 minutes. School zoning includes Morialta Secondary College and East Torrens Primary. And a variety of prestigious private schools such as Pembroke School, St Ignatius College, and Rostrevor College. Don't miss out on this opportunity to make this modern Tranmere townhouse your new home or investment. Call now to arrange a viewing!

**Property Details:-** CT : 6253/449- Council: Campbelltown- Built: 2019- Land: 178 m<sup>2</sup>- Build: 196 m<sup>2</sup>- Council Rates: \$1863.95 p.a. (Approx.)- Water Rates: \$235.84 p.q. (Approx.)- ESL; \$165.20 p.a. (Approx.)

**\*Disclaimer:** Neither the agent nor the seller accepts any responsibility for any errors or omissions in this advertisement. Any potential purchaser should not rely solely on third-party information providers to confirm property or land details and is advised to check directly with the agent to review the title deeds and local authority details and provide a full Form 1 Vendor's Statement.