

# 28A Hill Street, Campbelltown, SA 5074



## House For Sale

Saturday, 20 January 2024

28A Hill Street, Campbelltown, SA 5074

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 389 m2**

**Type: House**



Paul Arnold  
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## **Auction 7th February on site 1.30pm**

Welcome to 28A Hill Street Campbelltown! This stunning 4-bedroom, 2-bathroom home will suit the growing family. With a spacious layout and modern design, this property offers everything you need for comfortable living. As you enter the home, you will be greeted by a beautifully designed interior with hardwood flooring throughout. The open plan kitchen, dining & living area provide ample space for entertaining and direct access to the rear pitched outdoor entertaining area via double glass sliding doors with cafe blinds and ceiling fan. The kitchen is a chef's dream, featuring high-quality stainless steel appliances with a steam oven, dishwasher, 70cm gas cooktop, double basin and drainers with a filter tap, corner pantry and plenty of storage. The light filled formal lounge is at the front of the home providing an ideal break out space. The master bedroom comes with a walk in robe & ensuite, ensuring privacy and convenience. Beds 2 & 3 both have built in robes and serviced by the master bathroom with a bidet. Bed 4 is currently utilised a sewing room and additional sitting room off of the living space. With a land area of 389\* sqm and a building area of 179\* sqm, this property offers plenty of space for outdoor activities. The garage can accommodate two vehicles and has auto doors and direct home access, and there are also two open parking spaces available behind the feature front fence and auto gate. Constructed in 2009, this property has been well-maintained and is in excellent condition. Additional features include a 6.5kw\* solar power system for cost effective living, gas instant hot water, reverse cycle ducted air conditioning, assorted fruit trees and veggie garden at the rear, plenty of linen space and all within walking distance to the ARC sports centre, Paradise O'Bahn Bus interchange, River Torrens, Linear Park walking trails, par 3 golf, shopping centres, medical facilities and lets not forget you are in the East Marden Primary school zone. Don't miss out on this fantastic opportunity to own a beautiful home in Campbelltown. Contact us today to arrange a viewing and make this property yours.\* Approximate. The Vendors have instructed us to market this property without a price. We will have recent sales available at the Open Inspection or I am happy to email them through for your perusal. The Vendor's Statement (Form 1) will be available for perusal by members of the public:- (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.# 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.