

# 2A Hambledon Road, Campbelltown, SA 5074

## House For Sale

Thursday, 25 April 2024



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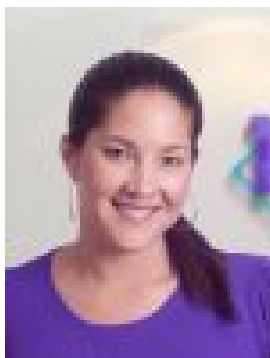
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 280 m2

Type: House



Christine Holowiecki



Deonne van den Berg  
0407676267

## Guide: \$599,000 - Best Offers by 14/05/24 - USP

Christine Holowiecki and Harsh Bawa of Keeping It Realty welcome you to your new sanctuary, where convenience, comfort, and style converge. Nestled in a sought-after locale, this delightful home promises a lifestyle of low-maintenance luxury. As you step onto the property, you're greeted by a secure, low-maintenance front yard, offering peace of mind and enhancing the home's overall appeal. Upon entering, a neutral palette provides a versatile backdrop throughout. The open plan lounge, dining, and kitchen areas are adorned with floating floors, creating a seamless flow and an ambiance of modern elegance. A split system heating and air conditioning unit ensures comfort throughout the year, allowing you to enjoy the space in every season. Convenience is key, with an internal access door to the single-car secure garage, making grocery shopping a breeze. The kitchen is a chef's delight, featuring a breakfast bench, large corner walk-in pantry, electric stove and oven, double sink, dishwasher, and water filter tap. A sliding door from the dining room provides easy access to the rear undercover paved entertainment area, seamlessly blending indoor and outdoor living. Heading down the hallway, you'll find two carpeted bedrooms, each equipped with roller shutters for added privacy and comfort. The master bedroom boasts mirrored built-in robes and a split system A/C unit, ensuring a tranquil retreat year-round. A great-sized bathroom features a bath, shower, vanity, and toilet, with the added convenience of a second toilet and powder room next to the large laundry. Subject to relevant approvals and consents, the laundry could also be converted into a second bathroom, offering even more flexibility. The property also includes solar panels to help mitigate the rising cost of utilities. For those who love entertaining, the low-maintenance yard provides some grass and a lovely pitched pergola area, perfect for hosting friends and family gatherings. The location is unbeatable, with the property situated close to multiple transport routes and under 8km to Westfield Tea Tree Plaza. Education options are plentiful, including Charles Campbell College, East Torrens Primary, Paradise Primary, Morialta Secondary College, Sunrise Christian School, St Francis of Assisi School, St Ignatius, and Rostrevor College. Don't miss this opportunity to secure your dream home in this highly desirable location. Schedule a viewing today and make this tranquil haven yours. Live the lifestyle you've always dreamed of - it's waiting for you right here. \*Attention investors – this property is currently tenanted on a fixed lease at \$465 per week until 9th January 2025.\* =approximately For further information about this listing, please contact: Christine Holowiecki on 0422 399 943 or Harsh Bawa on 0407 676 267. Note: when making a property enquiry please ensure that you provide a daytime phone number so that we can respond to you promptly. Follow Keeping It Realty on Facebook (@keepingitrealtyadelaide) and be the first to know about property updates and off-market listings. Have access to other great market and agency content as well as updates on recent sales. No liability for any error or omission in this advertisement is accepted by the agent or the vendor. It is not intended that prospective purchasers would rely exclusively on this advertisement or any other information provided by 3rd parties to confirm the details of the property or land listed. Confirmation of property or land details should be sourced via direct enquiry to the agent or through review of the completed Form 1 Vendor Statement which contains the Certificate of Title and local government details. RLA # 268816