

# 2D Fry Court, Campbelltown, SA 5074



Real Estate

## Townhouse For Sale

Friday, 27 October 2023

2D Fry Court, Campbelltown, SA 5074

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 171 m2**

**Type: Townhouse**



Dan He

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**\$730,000-770,000**

Nestled in the heart of Campbelltown, this contemporary townhouse offers the perfect blend of location and luxury living. Situated within walking distance of Campbelltown Shopping Centre and zoned for the highly regarded East Marden Primary School, this near-new residence is a dream for those seeking a home in one of North-East Adelaide's most coveted neighbourhoods. This exquisite two-story home features meticulously designed living spaces and premium built-in amenities. The ground floor will captivate you with its beautiful open-concept living and dining area. The 2.7-meter ceiling height, 2.4-meter internal and main entrance door, 12mm floor laminates, and seamless connection to the spacious alfresco area surrounded by a charming landscaped yard all contribute to its appeal. The modern, sleek kitchen has top-of-the-line SMEG stainless steel appliances, stone countertops, and a convenient breakfast bar. Ascend the staircase to the private quarters, which consist of three comfortably carpeted bedrooms. The generously sized master bedroom includes a walk-in wardrobe and an ensuite bathroom. Additional features of this impressive residence include:- Built-in 2018, offering a contemporary feel- Close proximity to ARC Sports Centre, Lochiel Park Golf Course, and Firlie Shopping Centre- Zoned for East Marden Primary School- High-quality SMEG kitchen appliances, including a 900mm SMEG cooktop and rangehood- Ducted reverse-cycle air conditioning for climate control- Three-way garage for ample parking and storage- Separate laundry room- Bathroom with a separate shower alcove and a bathtub for added convenience and comfort. Specifications:- CT / 6212/971- Council / City of Campbelltown - Title/ Torrens Title- Built / 2018- Land / 153 sqm- Council Rates / \$1538.30 pa- Water: \$166.30 (supply + sewerage)- ES Levy / \$ 140.70 paDisclaimer: On behalf of Auta Real Estate, all information provided in this advertisement 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 a property's land size, floor plans and size, building age and condition). Interested parties should view the property and seek independent advice to proceed.RLA 281476