

**32B Hancock Avenue, Campbelltown, SA 5074**



**Sold House**

Friday, 11 August 2023

32B Hancock Avenue, Campbelltown, SA 5074

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 343 m2**

**Type: House**



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**\$920,000**

Experience a captivating first impression with this stunning 2023 architectural masterpiece boasting impeccable street appeal. The contemporary design features an impressive array of features, that is testament to the high level of craftsmanship and attention to detail invested in this home. Prepare to be wowed by the 2.7m square set ceilings and an abundance of natural light throughout. An inviting formal entry doubles as an office, complete with a timeless Venetian plaster TV wall that serves as a striking focal point. A concealed storage cupboard ensures a tidy and organized workspace, making it the perfect spot for a study area. The lounge, dining and outdoor entertaining area flow seamlessly together, making it the perfect space for family gatherings and entertaining guests. The jaw-dropping Venetian plaster feature TV wall with the built-in 2000mm electrical fireplace and floating shelves/cabinetry, is a fun and unique addition. You'll love being able to cosy up on the couch during those chilly evenings and enjoy the warm and inviting atmosphere. The mesmerising kitchen showcases 40mm stone benchtops, tiled splashback with LED strip light, 900mm Belling appliances with black glass panels and a modern waterfall design that exudes elegance and sophistication. The kitchen island also boasts a breakfast bar, perfect for casual dining and entertaining friends. The black undermount granite stone sink adds a touch of luxury, while the feature pendant lighting and built-in wine rack is a great addition for wine enthusiasts. You will also love the walk-in pantry to keep your cooking essentials organized and tidy. Cleverly incorporating four bedrooms into the floorplan, there is room for all the family and lucky visitors. The master bedroom is the epitome of luxury, featuring a walk-in robe and an ensuite that will take your breath away. The dual floating vanity with a 20mm stone benchtop is a great addition, providing ample storage for all your bathroom essentials. The two luxe round LED mirrors with demist function are not only practical but also add a touch of elegance. Whether you're looking to relax or get ready for the day ahead, this bathroom is the perfect space to do so in comfort and style. The other bedrooms benefit from a family bathroom that is a true oasis, featuring floor to ceiling porcelain tiles, floating vanity with stone benchtop, huge LED demister mirror and full size wall niches to both bath and shower. The freestanding bathtub with a foldable bath mixer is a great spot to relax and unwind after a long day, while the 300mm shower head with hand set offers the perfect wake-up call. The luxury tiled alfresco and pretty landscaped back yard is an entertainers dream. Nights under the gorgeous timber effect ceiling with LED downlights will never be the same! A fantastic fully functional external kitchen, complete with built-in BBQ is perfect for grilling up your favorite foods. This is the ultimate outdoor living experience, with ample space for dining and relaxation.

Features:- Architectural facade with timber features combined with natural stone.- Two stunning feature Venetian TV walls.- Multifunction 2000mm LED electric fireplace - R/C air-conditioning with stylish linear vents and touch/app control zoning- Spacious open plan living area with wonderful natural light.- Designer kitchen with Belling appliances, pendant lighting and built-in wine rack- Four bedrooms and a beautiful front office/study area with handy concealed storage.- Two luxury bathrooms with 600mm x 600mm floor to ceiling porcelain tiles.- Dual floating vanity with 20mm stone benchtop to ensuite- Wall-mount vanity mixer with semi-insert basins - Full size wall niches to all bath and showers - Frameless shower screens and linear floor gates to showers- 1800mm Freestanding bathtub with foldable bath mixer - 300mm shower head with hand shower set. - Exposed aggregate concrete driveway and front footpath. - Fully landscaped front yard with marble chip stones. - Fully landscaped back yard with garden bed and rainwater tank.- Beautiful courtyard, enhancing the natural light.- Feature packed alfresco under main roof with timber effect ceiling, built-in gas BBQ, stone benchtop, built-in granite sink, tiled floors and porcelain splashback.- Lofty 2.7m square set ceilings to all areas.- LED lights to all areas.- Quality timber front door with 1500mm black pull-handle.- Walk-through laundry with granite stone sink, tiled splashback and sleek cabinetry.- Flush linen wall cabinetry for additional storage- Garage with internal plus side access, auto panel lift door and matt finish floor coating.- Wall hanging cladding with storage accessories to garage- NBN ready.- Great local schooling, both public and private.- Great shopping centres only minutes away.- Local bus routes close at hand on Montacute Road. Indulge in the ultimate lifestyle with this luxurious brand-new home, exquisitely designed to cater to your every need.\*\* 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 a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015