

**4/19A Gilbert Street, Newton, SA 5074**



**House For Sale**

Tuesday, 19 March 2024

4/19A Gilbert Street, Newton, SA 5074

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 173 m2**

**Type: House**



Nick Roma

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## Auction On-Site Saturday 6th April 12:30PM

Perfectly located in the heart of Newton, 4/19 Gilbert Street epitomizes the essence of comfortable suburban living with its charming two-storey townhouse designed with convenient amenities. The thoughtful layout ensures a seamless flow between living spaces, offering both functionality and style. As you step inside, you are greeted by a sense of warmth and sophistication, with an open plan family, meals, and kitchen area. The modern kitchen boasts a built-in gas stove and ample cabinetry, making meal preparation a breeze. Tiled floors adorn the floors for easy care style, understairs storage provides convenience, and split system air conditioning ensures year-round comfort. An internal laundry room leads you outdoors, while also housing a practical half-bathroom. Step out to the rear verandah, offering outdoor space for relaxation and entertainment, with a BBQ station perfect for hosting gatherings and enjoying outdoor dining. The secure backyard offers a convenient garden shed, low maintenance grounds, and an established fruit tree for enjoyment. Back inside, you will discover two bedrooms on the upper level, each providing a cozy sanctuary for rest and relaxation, featuring built-in robes, ceiling fans and split system air conditioning, for prime comfort. The main bathroom is equipped with a combined bathtub and shower, catering to the needs of all occupants. This delightful townhouse offers ample off-street parking, with a secure carport that can double as an entertaining area, and two extra car spaces out the front of the home. Situated in a sought-after location, this townhouse enjoys proximity to a range of amenities, including schools such as Thorndon Park Primary School, ensuring quality education for families. The nearby Newton Village Shopping Centre provides convenient access to retail and dining options, while recreational facilities such as Campbelltown City Soccer and Social Club, and Launers Reserve offer opportunities for leisure and relaxation. With easy access to public transport and proximity to the city, Newton offers the perfect balance of suburban tranquillity and urban convenience, making it an ideal choice for young families and professionals seeking a vibrant yet peaceful lifestyle.

**Property Features:**

- Two-bedroom and one-and-a-half-bathroom townhouse
- Both bedrooms are on the upper level and have split system air conditioners, ceiling fans, and built-in robes
- The main bathroom on the upper level has a combined bathtub and shower, toilet, and vanity storage
- Linen cupboard near the bathroom for easy storage
- Open plan family, meals, and kitchen area on the lower level with split system air conditioning
- The updated kitchen has a built-in gas stove, tiled splashbacks, and ample cupboard storage
- The laundry room has storage and backyard access
- Detached toilet housed in the laundry room for functional living
- Under stair storage for convenience
- Blinds across all windows for privacy and comfort
- Carpet flooring in the beds, and tile floors through the living spaces
- Rear entertaining verandah for outdoor enjoyment
- Tidy grass filled backyard with garden shed, barbeque, and established fruit tree
- Long, secure carport with roller door, can double as entertaining area
- Extra two off-street car parks in front of the unit
- Security system with an alarm with wireless remote
- Gas hot water system for efficiency
- Thorndon Park Primary School is only three minutes away

**Schools:** The nearby unzoned primary schools are Thorndon Park Primary School, East Torrens Primary School, Paradise Primary School, and Charles Campbell College. The nearby zoned secondary school is Charles Campbell College. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Campbelltown City Council Zone | GN - General Neighbourhood Land | 173sqm (Approx.) House | 126.6sqm (Approx.) Built | 1986 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa