

4/46 Church Road, Campbelltown, SA 5074



Sold Townhouse

Friday, 11 August 2023

4/46 Church Road, Campbelltown, SA 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Townhouse



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Don Xing

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\$635,000

Contemporary 3 Bedroom Townhouse within East Marden School Zone This stunning, smart-home integrated townhouse has been designed to reflect Campbelltown's booming repertoire. It offers a fantastic opportunity for young couples, first home buyers and families seeking a comfortable and convenient lifestyle. Investors are not forgotten with attractive returns being achieved in the area. This near-new Townhouse offers 280sqm (approx) of internal and external living, perfect for buyers who love to entertain! The ground floor boasts timber flooring throughout, a modern kitchen with solid stone benchtops, retractable faucet, plenty of cupboards for storage and quality appliances. Flowing seamlessly to the outdoor alfresco area, enjoy the low maintenance and spacious backyard. Upstairs comprises a valuable second living area or home office. The master bedroom features BIRs, ensuite & private balcony, ideal for your morning coffee. The sparkling main bathroom services the other two good size bedrooms. Parking will never be an issue with the inclusion of a garage space, a carport space, and an open parking space. Further features include:- 3 Good size, light-filled bedrooms - Master bedroom has BIRs, ensuite & private balcony- Extra upstairs entertainment area - Open plan kitchen with retractable faucet & plenty of cupboards for storage- Outdoor alfresco area, perfect for BBQ & entertaining - Complete Home Filtration system - Water filter- Wifi controlled light switches, compatible with Amazon Alexa- Wifi doorbell with camera- 2 sets of garage roller door sensors- Backyard storage shed for gardening tools- Easy maintain garden and weed prevention on backyard lawn- Garage with extra visitor parking, another opening car space in the corner - East Marden School Zone - Built 2021

Property Details: Council - City of Campbelltown Zone - General Neighbourhood - GN House - 280 sqm (approx) Council Rates - \$310 p/q (approx) Water - \$162 p/q (approx) Strata - \$105 p/q (approx) ESL - \$40 p/q (approx) *** Auction - SAT 19th of August 11:00 AM *** Contact Chris Xu for any further information - 0433 770 616. 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Ray White Adelaide City office (2/127 Hutt Street, Adelaide) for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.