

**4 Ambrose Avenue, Campbelltown, SA 5074**



**House For Sale**

Thursday, 16 November 2023

4 Ambrose Avenue, Campbelltown, SA 5074

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Area: 660 m2**

**Type: House**



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## Auction On-Site Saturday 2nd December 10:00AM

Your family deserves the best, and this contemporary home delivers just that! Step into a world where elegance meets comfort, where every detail is designed to enhance the joy of living. As you enter, be captivated by modern finishes that radiate sleekness and elegance, setting the tone for a lifestyle of sophistication. Seamlessly spread across two levels, this home boasts five bedrooms, two-and-a-half-bathrooms, and multiple living spaces where laughter and shared moments echo through the walls. Feel the embrace of comfort with reverse-cycled ducted and split system AC, ensuring ideal temperatures throughout the seasons. There are also ceiling fans in the lounge and bedrooms, ensuring a cool retreat. Upstairs, discover a haven of relaxation with two bedrooms, including a master bedroom with an ensuite and walk-in robe. You will also find adjacent study and living areas that provide an oasis for creativity and quiet moments. Downstairs, three additional bedrooms await, two with built-in robes. Discover multiple entertainment zones, including the vast open-plan family and meals area and lounge room, creating an inviting atmosphere for gatherings, and relaxing with family. The home chef will be impressed by the well-appointed kitchen with stunning wooden cabinetry, ample storage, a dishwasher, Puratap water filter, built-in gas cooking, and a raised breakfast bar for casual conversations. Step outside to endless hours of entertainment, with a separate rumpus room at the rear, a paved entertaining area with a shade sail, and a great-sized sparkling inground pool - inviting you for a refreshing dip. There's also an outdoor shower that allows for an easy rinse after a dive in the pool. Ample parking abounds between the four-car garage, two-car carport, and driveway parking, ensuring you and your guests will always have secure parking. Nestled in an enviable location, this home is situated just moments away from Paradise Interchange, and Newton Central. For outdoor enjoyment, explore the nearby Hollister Avenue Reserve and River Torrens/Greenglade Walk. The proximity to Campbelltown Shopping Centre adds another layer of accessibility, ensuring that all your shopping and entertainment needs are effortlessly met.

**Property Features:**

- Five-bedroom and two-and-a-half-bathroom, two storey home
- The master bedroom has a large walk-in wardrobe, a three-piece private ensuite with floor-to-ceiling tiles
- All beds have ceiling fans for comfort, beds three and four also have built-in wardrobes
- The upper level also holds a study or storage room, and a living area
- Lounge room on the lower level with ceiling fan for comfort
- Vast open plan family, meals, and kitchen space with tiled floors
- The kitchen has ample pantry storage, a raised breakfast bar, dishwasher, Puratap, five-burner built-in gas stove, built-in oven, and elegant wooden cabinetry
- The main bathroom has floor-to-ceiling tiles, a combined shower and bathtub, vanity storage, and toilet
- The laundry room is a combined bathroom and has benchtop storage and vanity, a toilet, and shower, with floor-to-ceiling tiles
- Understairs storage cupboard to easily store items
- Additional living or entertaining area in the outdoor rumpus room
- Split system air conditioners in the rumpus room and family room
- Ducted reverse cycle air conditioning throughout the home
- Blinds fitted throughout the home for privacy and light control
- Plush carpet floors throughout the upper level and elegant floorboards through the lounge, entry, rumpus, and downstairs bedrooms
- Security system with cameras in the front and backyards for peace of mind
- Gas hot water system with remote digital temperature controllers
- Twenty-four panel solar system to reduce energy costs
- Stunning paved outdoor entertaining area with sails providing shade
- Gorgeous inground pool with established greenery surrounds
- Outdoor shower and tap to rinse off before heading indoors
- Garden shed to store pool and gardening equipment
- Large garage with panel lift door in the backyard, stores up to four vehicles
- Double length carport with automatic panel door with ample parking in the driveway
- Large lawn filled frontage with established greenery to welcome you
- East Marden Primary School is only three minutes away

**Schools:** The nearby zoned primary school is East Marden Primary School. The nearby unzoned primary schools are Charles Campbell College, East Torrens Primary School, and St Avenues 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 Zone | GN - General Neighbourhood \\ Land | 660sqm (Approx.) House | 373sqm (Approx.) Built | 1965 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa