

40B Alexander Avenue, Campbelltown, SA 5074

HARRIS

Sold House

Wednesday, 4 October 2023

40B Alexander Avenue, Campbelltown, SA 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 394 m2

Type: House



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\$937,000

Quietly tucked away in this discreet pocket of the north-east that's no less thriving than its notable neighbours, sits this beautiful modern contemporary home spilling with family-friendly feature delivering a picture-perfect balance of open house entertaining and wonderfully relaxed living. Behind neat, pristine gardens and charming sandstone frontage, enter to a light-filled and free-flowing footprint that glides through a central lounge with adjoining courtyard inviting a cosy spot to read by day and cuddle-up by night. Blooming into purpose at the rear of the home is the bright and airy open-plan living and spacious chef's zone combining for one elegant hub ready to entertain friends or enjoy wholesome family time while cooking up a storm of newly discovered deliciousness. Adding to the ease and appeal of everyday enjoyment, a spacious all-weather alfresco overlooking the sunbathed backyard with lush lawn offers all kinds of weekend fun – from balmy twilight evening get-togethers to sunny barbeques, or even your new favourite spot to sit and savour your morning coffee – there's a delightful undercurrent of lifestyle bliss here. With welcome versatility that'll see first-time buyers, young couples and growing families alike find their comfort zone with two good-sized bedrooms both with handy built-in robes, generous master featuring large walk-in wardrobe and private ensuite, practical laundry, guest WC, sparkling main bathroom, as well as ducted AC for year-round climate comfort – 40B Alexander Avenue has all the needs and wants you could ask for. Well positioned in a sought-after pocket that puts local schools, parks and reserves all a leisurely stroll from your front door, some of the best specialty stores in Adelaide at arm's reach including the vibrant Newton Central for all your café and everyday shopping needs, as well as the CBD sitting remarkably a tick over 10-minutes away, this is a home that'll see you happy well into the future. Features you'll love:- Beautiful open-plan entertaining helmed by a modern kitchen inviting company while you cook, fantastic bench top space, abundant cabinetry, pendant lighting and gleaming appliances including dishwasher and in-wall oven- Lovely alfresco flow with wide central sliders opening to a spacious outdoor entertaining area featuring ceiling fans and overlooking a sunny, easy-care backyard with handy storage sheds- Relaxing second lounge zone with adjoining courtyard for more wonderful living and entertaining options- Generous master bedroom featuring ceiling fan, WIR and luxe ensuite- 2 additional good-sized bedrooms, both with ceiling fans and BIRs- Sparkling modern bathroom featuring floor-to-ceiling herringbone tiling, separate shower and bath, as well as separate WC- Practical laundry and zoned ducted AC throughout- Secure garage, sandstone frontage and beautiful established front gardens- Around the corner from East Torrens Primary and moments to Charles Campbell College- Close to a range of leafy parks, reserves and nature trails for endless weekend adventure- Arm's reach to Newton Central for all your shopping essentials, popular cafés and specialty stores dotted throughout the area, and still only 7km to Adelaide CBD Specifications: CT / 6207/158 Council / Campbelltown Zoning / GN Built / 2019 Land / 394m² Frontage / 9m Council Rates / \$1,692pa (approx) Emergency Services Levy / \$149.75pa (approx) SA Water / \$175.51pa (approx) Estimated rental assessment / \$670 to \$700 per week / Written rental assessment can be provided upon request Nearby Schools / East Torrens P.S, Charles Campbell College, Paradise P.S Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409