

45B Hectorville Road, Hectorville, SA 5073



House For Sale

Friday, 3 November 2023

45B Hectorville Road, Hectorville, SA 5073

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 146 m2

Type: House



Nick Roma

0418891893

\$699,000 Auction On-Site Sat 18th Nov 3:30PM

Contemporary living meets a coveted, low-maintenance lifestyle at 45B Hectorville Road. This stunning three-bedroom townhouse is a testament to modern design, boasting a range of features that will delight the most discerning homeowner or investor. As you step inside, you'll be greeted by the spacious and luminous ground floor communal living space; boasting lofty 2.7m high ceilings, polished wooden floors, downlights, and ducted air conditioning throughout, this area exudes an air of sophistication and comfort. The open-plan layout seamlessly connects the living area to the well-equipped kitchen, complete with quality SMEG appliances including a dishwasher, five burner gas stove, ample cupboard space, and a practical wrapping preparation bench, with a breakfast bar and elegant stone benchtops. Open the sliding doors to step out to your delightfully well-maintained backyard with a patio, rainwater tank, and artificial lawn. This space is perfect for entertaining and enjoying the cool summer breezes, making it an extension of your indoor living experience. Venture upstairs, and you'll discover a private haven comprising the three-bedrooms, a study nook for quiet reflection, and a lovely family bathroom featuring a corner shower and a bathtub. The master suite boasts built-in wardrobes and a private ensuite, providing a retreat-like atmosphere, while the two additional well-proportioned bedrooms, both with built-in robes and beautiful views, offer comfortable accommodation for the whole family. You'll appreciate the brand new 5kw solar system which has been recently installed, as well as the security system and audio/visual doorbell. The internal laundry facilities on the lower level provide an additional powder room for practical living. While the functional garage provides secure parking for your vehicles with extra driveway parking for guests. Situated just short stroll from Firlie Shopping Centre, and in proximity to award winning schools including East Torrens Primary, St Josephs and East Marden Primary. Close to cafes and restaurants, sporting grounds, Felixstow Reserve, and easy access to public transport. All this just twelve-minutes' drive from bustling Rundle Mall and the greater CBD. Don't miss out on calling 45B Hectorville Road, yours. Property Features:

- Three-bedroom and two-and-a-half-bathroom townhouse
- The bedrooms located on the upper level all have built-in wardrobes and clear windows with beautiful views
- The master bedroom has ceiling fan, and a private ensuite with a large glass shower, toilet, and vanity storage
- Study nook on the upper level with a built-in desk space and storage cupboard
- The main bathroom has a glass corner shower, a bathtub, toilet, and vanity storage
- Spacious open plan family, meals, and kitchen fills the lower level
- The kitchen has a breakfast bar, a dishwasher, a built-in five burner gas stove, stone benchtops, ample white cabinetry, and an above sink window, with high quality SMEG appliances
- Laundry room with bench space and additional detached toilet for practicality
- Storage cupboard by the laundry for convenience
- Spacious interiors with 2.7m high ceilings and downlights
- Polished wooden floors throughout the lower level, and plush carpet flooring throughout the upper level
- Ducted and zone controlled reverse cycle air conditioning and heating
- Blinds fitted across all windows for privacy and light control
- Newly installed in 2021- 5kw solar system with 14 panels to cover electricity costs
- Security system with alarm and audio/visual doorbell
- Gas hot water system for instant hot water
- Rainwater tank in the generously sized, low maintenance backyard with artificial lawn
- Exposed aggregate patio space for entertaining
- Single car garage with access to the under-stairs storage, internal and backyard access, with automatic panel lift door
- Additional parking in the exposed aggregate driveway
- Excellent Eastern location near schools, restaurants, and shopping centres
- East Torrens Primary School is only two minutes away

Schools: The nearby unzoned primary schools are East Torrens Primary School and Charles Campbell College. The nearby zoned secondary school is Morialta Secondary College. Information about school zones is obtained from 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 | 146sqm (Approx.) House | 139sqm (Approx.) Built | 2015 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa