

5/10 Richland Road, Newton, SA 5074



House For Sale

Tuesday, 6 February 2024

5/10 Richland Road, Newton, SA 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 96 m2

Type: House



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Auction On-Site Saturday 24th February 2:00PM

Perfectly located, quietly nestled at the rear of a vibrant modern group, ideally positioned close to local reserves, parks and transport, this exciting recently constructed 2 story townhouse offers an appealing low maintenance lifestyle, perfect for younger buyers entering the market or wise investors looking for success. Quality fixtures and fittings that flow throughout a generous modern design where crisp floating floors, fresh neutral tones, square set ceilings and LED downlights provide a stylish sophistication and a unique modern ambience. The ground floor features spacious open plan living with a stunning modern kitchen overlooking. Stainless steel appliances, custom tiled splash backs, fresh modern cabinetry and modern double sink feature. Stacker sliding doors provide a seamless interaction between indoor and outdoor living. Relax in a delightful paved courtyard with pergola over, an ideal alfresco space for your outdoor enjoyment. Upstairs features 3 spacious bedrooms, all with fresh quality carpets and built-in robes. The master bedroom boasts a plush ensuite bathroom while bedrooms 2 and 3 are easily serviced by an outstanding main bathroom with deep relaxing bath. Quality flat black tapware and exquisite tiling to the bathrooms provide a thoughtful and modern decor with an appealing cutting-edge design. A single garage with roller door will accommodate the family car and there is a clever laundry niche providing valuable utilities space. Your thoughtful consideration of this quality built townhouse will undoubtedly reap rewards. Currently tenanted for \$1,200 per fortnight until 20/01/2025 Briefly: * Vibrant modern townhouse in a refreshing contemporary group * Crisp floating floors, neutral tones, square set ceilings and LED downlights to the ground floor * Stunning modern kitchen overlooking open plan living * Kitchen features stainless steel appliances, custom tiled splash backs, fresh modern cabinetry and modern double sink * Sliding doors open from living to alfresco * Tiled alfresco pergola in easy care rear yard * 3 spacious bedrooms to the upper level, all with plush quality carpets and built-in robes * Master bedroom with ensuite bathroom * Bright main bathroom with relaxing bath * Quality black tapware and exquisite tiling to the wet areas * Ground floor powder room * Single garage with roller door (interior and exterior access) * Great location close to local amenities There are many reserves and parks available for your sport and recreation, including Oakdale Reserve and playground, just around the corner. The noted Thorndon Park Reserve and the Outback Adventure Park are also in the local area, along with Black Hill Conservation Park. Public transport is at your doorstep. Nearby unzoned primary schools available are Charles Campbell College, East Torrens Primary School & Paradise Primary School. The zoned high school is Charles Campbell College. Quality local private schools include St Josephs School, St Francis of Assisi, Sunrise Christian School, St Ignatius College & Rostrevor College. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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 | 96sqm (Approx.) House | 135sqm (Approx.) Built | 2019 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa