

# 5/25 Heggaton Terrace, Newton, SA 5074

## Townhouse For Sale

Friday, 31 May 2024

5/25 Heggaton Terrace, Newton, SA 5074

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 136 m2**

**Type: Townhouse**



Thomas Crawford  
0448888816



Jake Theo  
0422959650

## Best Offer By 7pm 17/6/24

Be awed by this modernised boutique townhouse in the heart of the ever-popular Newton locale. Fit for professional couples, first home buyers, small families and/or investors alike, this 3-bedroom, 2.5-bathroom home has affordable contemporary living written all over it. Elegance and style spans two levels featuring generous accommodation, ample storage space, open plan living, kitchen and dining, second living space upstairs, and a low-maintenance backyard with outdoor alfresco for furry friends or the avid entertainers to enjoy. Trendy throughout and boasting all the highly sought-after, modern-day inclusions such as ducted reverse cycle air conditioning, security alarm system, irrigation and high-quality kitchen appliances, ensuring comfortable and convenient living. This functional home won't last long, so contact us now to make your dream of contemporary living become a reality. Features to note:

- Ducted reverse cycle air conditioning
- Double electric lock-up garage and third open air carpark
- Outdoor entertaining alfresco
- High ceilings to both levels
- Rainwater tank plumbed to downstairs toilet and irrigation system
- Security alarm system (touch pad)
- Smeg dishwasher
- Smeg electric oven
- Smeg gas cook top (x5 burners)
- Microwave alcove
- Marble kitchen bench tops
- Breakfast bar
- Overhead cabinetry to laundry
- Downstairs guest WC
- Second living space to upstairs landing
- Full sized bathtub to main bathroom
- Floating vanities
- Retractable shower heads to both bathrooms
- Walk-in shower to ensuite
- Walk-in robe to master bedroom
- Mirrored built-in robes to bed 2 and 3

Shopping/Conveniences:

- Newton Court Shopping Centre, an 11-minute walk away
- Newton Village minutes away
- Westfield Tea Tree Plaza, 12 minutes from home
- Bus stops along Graves Street for easy CBD access (via O'Bahn)

Nearby Attractions and Entertainment:

- Ample reserves nearby such as Oakdale Avenue Reserve, Thorndon Park Reserve, Black Hill Conservation Park and Flinders Parade Reserve
- Campbelltown City Soccer & Social Club
- Athelstone Football Club
- River Torrens Linear Walking Trail
- Campbelltown Public Library, an 18 minutes walk away
- Morialta Falls, 17 minutes from home
- Fine Food Cucina, a short stroll away
- Genghis Khan Mongolian BBQ restaurant and Café Settebello
- Rezz Hotel, a 5-minute drive
- Penfolds Magill Estate Cellar Door, a 10-minute drive

Schooling:

- University of South Australia, Magill Campus – a 7-min drive away
- Zoned to Charles Campbell College
- Walking distance to St Francis of Assisi School, • Minutes other public schools such as Thorndon Park Primary, Stradbroke School, East Torrens Primary School, Morialta Secondary College and Paradise Primary

Method of Sale:

- Best Offers By 7:00pm, Monday 17th June 2024

Disclaimer:

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For more information:

- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0488 888 816.