

5 Emery Road, Campbelltown, SA 5074

House For Sale

Wednesday, 12 June 2024

Boffo

5 Emery Road, Campbelltown, SA 5074

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 677 m2

Type: House



Gavin Apacible
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Graeme Brown
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Auction \$850,000

Auction Location: On Site Tucked away in the quiet, tree-lined streets of this wonderful family-friendly pocket sits this beautifully renovated and spacious family home set on a sprawling 677sqm (approximate) block of land with a generous 18.6m (approximate) frontage. Entertaining will be a delight, featuring a spacious formal lounge room and an expansive open plan living and dining area that leads from the updated kitchen. Step outside and discover the ultimate entertainer's haven, complete with an undercover entertaining area that overlooks the inground swimming pool and lawn area. Offering a refreshing oasis for hot summer days and provides the perfect backdrop for relaxing outdoor living. Nestled in an excellent location, this residence is a short drive from the picturesque River Torrens Linear Park Trail and walking distance to the beautiful Tranquil Court Reserve comprising a playground for the kids to enjoy. Additionally, within walking distance to a variety of shops including Mercato for all your Mediterranean goods. Simply move in, unpack and enjoy easy-care, convenient living in a sought-after location. Features that make this property special:- Three spacious size bedrooms, bedroom one and two with built-in robes - Expansive, light filled open-plan living and dining space with air conditioner overlooking the outdoor area- Valuable separate lounge room upon entry with gas heater- Kitchen with stainless steel appliances including gas cooktop and dishwasher, plus ample bench and cupboard space - Modern bathroom featuring matte black tapware, standalone bath, wall hung vanity with round LED mirror overhead and floor to ceiling tiling- Separate toilet- Laundry with direct rear access- Ducted air conditioning - Undercover outdoor entertaining area- Inground swimming pool- Garden shed - Single carport with roller door with internal access to the open living area Your new home is delightfully close by to public transport options and only 9.8kms (approximately) to the CBD. A range of amenities at your doorstep including Newton Village, Marden Shopping Centre and Firlie Plaza. Additionally located nearby to many sought-after schools including East Marden Primary, St. Francis of Assisi Primary, Charles Campbell College and Thorndon Park Primary. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174