

52B Hill Street, Campbelltown, SA 5074

HARRIS

House For Sale

Wednesday, 8 May 2024

52B Hill Street, Campbelltown, SA 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 339 m2

Type: House



Colby Harris
0484329283

\$1m-\$1.1m

Best Offers By 2pm Wednesday 22nd May Showcasing a stylish, architectural design that prioritizes space while minimising upkeep, 52b Hill Street is the ideal framework for elevated living. Layering render, timber, and exposed brick to deliver plenty of street appeal, a sleek contemporary facade fronts an architecturally designed custom floorplan that delivers plenty of both form and function. An expansive open plan family area defines seamless flow, sliding doors and picture windows smoothly blending indoors and out. A luxe monochrome kitchen overlooks the space, waterfall island bench uniting all zones, with a full suite of stainless steel Smeg appliances, glass splashback, and butler's pantry promising to elevate even the simplest recipe to new heights of culinary glory. The ultimate private suite, a main bedroom boasts spacious walk-in robe and ensuite, while two additional bedrooms are complete with built-in robes, fully serviced by two-way family bathroom. Exemplifying true multi-purpose flexibility, an additional front living space is ready to be utilised as an additional lounge, playroom, teenagers retreat, or a bespoke work-from-home suite, completing the footprint with true ingenuity. A central courtyard and easy-care rear yard with pergola complete the allotment with your choice of locale for everything from morning brunch to knock-off drinks. Complete with plumbed outdoor kitchen, it's the ideal alfresco hub to entertain your nearest and dearest without ever having to stress about garden upkeep, freeing up your downtime to enjoy the best of the North East at your doorstep. Foodies will rejoice at walking distance to beloved culinary haven Mercato, with Café Brunelli, Anthony's Cucina, and Rosa's Deli also close by for a plethora of coffee, dine-out and takeaway options. Lochiel and Linear Parks are right at the of the street for weekends spent exploring the track in either direction, as well as Par 3 Golf Course and Parkrun for a new handicap or PB. Further outdoor adventures a short drive away, with the newly reimagined Thorndon Park Reserve and Morialta Conservation Park the perfect place to burn off energy and get your dose of fresh air. Numerous educational options in close reach, including East Marden Primary School, Charles Campbell College, Rostrevor College, St Ignatius College for a straightforward School run. Less than 20 minutes to the Adelaide CBD, or maximise regular public transport from Lower North East Road for a speedy commute. Low on maintenance, big on lifestyle – it doesn't get sweeter than this. More to love:

- 2023 build by Statesman Homes
- 6.64KW solar panel system
- Secure single garage with rear and interior pedestrian doors
- Additional off-street parking on exposed aggregate driveway
- Electric front gate with remote control
- Ducted reserve cycle air-conditioning with linear vents
- High-end bathrooms with floor-to-ceiling tiling, matte black hardware, wall-hung vanities with stone-look benchtops and raised basins
- Laundry facilities to butlers pantry
- Professionally landscaped front and back yard with Wifi controlled irrigation
- 2.7m high ceilings and 2.4m high designer internal doors with black handles
- High quality blinds, curtains and plantation shutters
- Timber-look floors and plush carpets
- Study nook to passage
- Arlo security cameras and video door bell
- Downlighting, plus feature pendants to kitchen
- Side courtyard with timber decking tiles
- Instant gas hot water service
- NBN ready
- Puratap to kitchen
- Plumbing provisions to fridge alcove
- Outdoor kitchen with hot and cold water tap and gas port

Specifications: CT / 6249/507 Council / Campbelltown Zoning / GN Built / 2022 Land / 339m² (approx) Frontage / 8.23m Council Rates / \$1,641.80pa Emergency Services Levy / \$201.20pa SA Water / \$175.51pq Estimated rental assessment / \$640 - \$700 per week / Written rental assessment can be provided upon request Nearby Schools / East Marden P.S, Charles Campbell College, East Torrens P.S

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