

**57B Richland Road, Newton, SA 5074**



**Sold House**

Thursday, 19 October 2023

57B Richland Road, Newton, SA 5074

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 351 m2**

**Type: House**



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**\$770,000**

Step into a world where luxury and convenience connect. Enjoy every day in this modern family haven, located in a gorgeous neighbourhood that's perfect for raising a family. You'll love calling 57B Richland Road, your own. The front lounge room welcomes you inside, presenting a place to entertain guests or relax with family. Continue through the elegant layout, to the open plan kitchen, family, and meals area where comfort seamlessly blends with functionality. Reverse cycle ducted air conditioning and heating graces every corner of home promising year-round comfort throughout. The kitchen is ready to delight the passionate family chef, and features a raised breakfast bar with overhead lighting, a Puratap water filter, built-in gas stove, ample cupboard, and bench space, with a stunning skylight, allowing natural light to filter through. The master bedroom offers a taste of luxury with a walk-in wardrobe and ensuite, presenting a private haven where you can rest and recharge after a hard day's work. All three bedrooms are dressed in soft carpet flooring for unrestrained comfort. The main bathroom services the minor beds, and is equipped with a corner shower, vanity storage, and a soaking bathtub, while the detached toilet adds convenience. Step out to the sun filled pergola, setting the stage for outdoor gatherings and relaxation, embraced by a low-maintenance and secure backyard. The carport allows for secure and functional parking, with an automatic panel lift door. At the front of the home, you will find a tidy and landscaped front yard, with extra parking for your guests in the driveway. Nestled in a tranquil neighbourhood, this haven is a stone's throw from Oakdale Avenue Reserve and Playford Road Reserve, and a leisurely stroll from Newton Village Shopping Centre. Excellent schools are nearby allowing for unbeatable education, and when the city calls, a twenty-minute drive takes you to the heart of Adelaide, where urban adventures and endless entertainment options await.

**Property Features:**

- Three-bedroom and two-bathroom home
- The master bedroom has a walk-in robe and a three-piece ensuite
- Front lounge room to relax or entertain
- Open plan meals, family, and kitchen space
- The kitchen has a raised breakfast bar with overhead lighting, Puratap water filter, built-in gas stove, ample cupboard and bench space, and a stunning skylight
- The main bathroom has a corner shower, vanity storage, heat lamps, and a bathtub, with a detached toilet
- Laundry room has storage space and backyard access
- Reverse cycle ducted air conditioning and heating
- Internal blinds for privacy and light control
- Carpet flooring in the bedrooms and lounge, with easy care tiles throughout the remainder of the home
- Spacious, paved entertaining pergola
- Secure low maintenance backyard
- Single carport with automatic panel lift door
- Neat, landscaped front yard with extra parking in the driveway
- Thorndon Park Primary School is only four minutes away

**Schools:** The nearby unzoned primary schools are Thorndon Park Primary School, East Torrens Primary School, Charles Campbell College, and Paradise Primary School. The nearby zoned secondary school is Charles Campbell College. Information about school zones is obtained from [education.sa.gov.au](http://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 | CampbelltownZone | GN - General Neighbourhood\\Land | 351sqm(Approx.)House | 174sqm(Approx.)Built | 2000Council Rates | \$TBC paWater | \$TBC pqESL | \$TBC pa