

# 5B Orchard Court, Newton, SA 5074

## House For Sale

Thursday, 18 April 2024

5B Orchard Court, Newton, SA 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 504 m2

Type: House



Steve Alexander  
0411755985



Jake Tidmarsh  
0411221273

## **Auction - 10 May at 12.30pm**

Built in 2016, this pristine property at the end of a quiet cul-de-sac offers an ideal haven for families or downsizers alike. It has been immaculately maintained by its original owners, built to perfection, and designed for seamless living and entertaining. Upon arrival, you'll be greeted with the convenience of side-by-side two car garaging and off-street parking for up to three more vehicles, including a caravan. This feature not only provides ample parking space but also ensures the safety and security of your cars. As you step inside, you'll immediately notice the lofty 2.7-metre-high ceilings, creating a sense of space filled with natural light and a neutral palette of colours. The primary bedroom is spacious, with a walk-in wardrobe and ensuite. Bedroom two has built-in robes; bedroom three could also double as a study. Positioned at the rear of the property, the spacious kitchen, dining, and living area offers a seamless connection to the outdoors, with sliding glass doors opening onto the paved outdoor alfresco area and garden. The modern kitchen is a focal point, featuring a generous island bench, sleek Caesarstone countertops, ample bench space, and abundant storage. Boasting high-end European appliances-including an AEG dishwasher, Smeg oven, gas cooktop, and rangehood-this kitchen caters to all culinary needs. The expansive laundry boasts abundant built-in storage cupboards and ample space, complemented by generous benchtops for added convenience. The covered outdoor entertaining area is under the main roof, provides a perfect transition between indoor and outdoor living, and is ideal for entertaining with family and friends. Features include: - Stainless steel Smeg cooking appliances- Spotted Gum timber floors throughout- Planter shutters in bedrooms 2 & 3- Plush carpet in the bedrooms- Lofty 2.7m high ceilings - Undercover outdoor entertaining with ceiling fan- Ducted r/c air conditioning- 5kW solar system- Gas hot water system- Manicured landscaped gardens- Secure backyard - Large shed The property is zoned to Charles Campbell College with nearby unzoned schooling options such as Paradise Primary School, Thorndon Park Primary School, Athelstone School, and East Torrens Primary School. This property offers easy access to amenities. It is conveniently located near Newton Central and Newton Village, and various dining options are just a short drive away. For families seeking outdoor recreation, Playford Road Reserve and Oakdale Avenue Reserve are within walking distance of reserves and playgrounds. Property Information: Title Reference - Volume 6168 Folio 922 Council - City of Campbelltown Council Rates - \$1974.15 pa ES Levy - \$160.35 pa SA Water - \$192.40 pa