

**7/3 Campbell Road, Elizabeth Downs, SA 5113**



**House For Sale**

Thursday, 18 January 2024

7/3 Campbell Road, Elizabeth Downs, SA 5113

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rhys Digance  
0404422155



Jason Rudd  
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## **\$300K | Best Offer By 05/02 (USP)**

Best Offer By 5th of February (USP) Perfectly positioned within the tightly held suburb of Elizabeth Downs, this modern townhouse delivers the ultimate blend of space and style across two levels of contemporary, low maintenance living. Ideally situated in a secure gated community, and within walking distance of public transport, this is a rare and exciting opportunity to secure a lifestyle defined by convenience and connectivity. Constructed to an immaculate standard, the townhouse offers ultimate functionality to the ever-changing needs of a family, whilst also being perfect opportunity for downsizers or first home buyers to move to one South Australia's most sought after locations. Spread across two levels, the carefully considered floorplan offers a large open plan living and dining area, functional kitchen, two generous sized bedrooms along with a private courtyard. Key Features:- Large open plan kitchen, living and dining area- Functional kitchen complete with gas cooktop, dishwasher, ample bench and storage space- Two generous sized bedrooms, both include built in robes- Master bedroom includes private balcony- Central bathroom with shower, vanity & toilet- Study nook- Laundry includes sink and separate toilet- Private courtyard with washing line- Secure single car garage with automatic roller door access- Ducted heating and cooling throughout - Close to local shops, school and public transport Situated in an ideal location, this property offers close proximity to a variety of schools, ensuring convenience for families. Residents will find the Munno Para Shopping City and Elizabeth City Centre, with their extensive shopping and entertainment options, just a short drive away. Nature enthusiasts will appreciate the property's proximity to the popular Smith Creek Walking Trails, providing a peaceful retreat. Moreover, the strategic location allows for a quick and efficient commute to the CBD, with the Northern Expressway ensuring a mere 40-minute journey to the heart of the city. With a blend of educational facilities, retail hubs, and natural attractions nearby, this property presents a compelling choice for those seeking a well-connected and diverse living experience. Specifications: Year Built / 2016 Council / Playford Council Rates / \$392 PQ Strata Rates / \$130 PQ All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416.