7A Cedar Avenue, Campbelltown, SA 5074
Sold Other

Wednesday, 17 April 2024

7A Cedar Avenue, Campbelltown, SA 5074

Bedrooms: 3   **Bathrooms: 2**   **Parkings: 2**   **Type: Other**

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0882928300

$850,000

Welcome to this stylish 3-bedroom home, tailor-made for families, first-time buyers, or savvy investors seeking both comfort and convenience. Located in a prime location just an 18-minute drive from the CBD, this property offers the perfect balance of suburban tranquility and urban accessibility.Upon arrival, you're greeted by a low-maintenance front garden, setting the tone for effortless living. Step through the front porch into an expansive open-plan living, dining, and kitchen area, where modern design meets functional elegance. The kitchen boasts a gas cooktop, a pura tap system, a generous breakfast bar, and ample storage space, catering to both culinary enthusiasts and busy households.For those seeking versatility, a second living area awaits, ideal for relaxation or doubling as a home office, accommodating the evolving needs of modern living. Retreat to the master bedroom, a spacious sanctuary complete with a walk-in robe and an ensuite bathroom for ultimate privacy. There are two additional bedrooms, serviced by a main bathroom featuring a separate bathtub and shower.Step outside to discover a haven for outdoor entertaining, featuring an undercover vergola pergola, perfect for hosting gatherings with loved ones. A private, undercover courtyard area provides a serene escape for your morning coffee or quiet moments of reflection.Enhanced with practical amenities, the property boasts fully ducted air conditioning, an alarm system, a solar system for energy efficiency, and a single car garage for secure parking, ensuring comfort and peace of mind for residents.Beyond the confines of the home, convenience is paramount. Situated near the heart of the city, residents enjoy easy access to an array of dining options, cafes, and shopping destinations. Newton Shopping Centre is a mere 3-minute drive away, offering all essential amenities within reach. Fitness enthusiasts will appreciate the proximity to the ARC Campbelltown, featuring a variety of court sports, an indoor swimming pool, and a gym. For nature lovers, the nearby Linear Park Trail beckons, providing the perfect backdrop for outdoor activities such as walking, running, or cycling. Families will also benefit from the zoning to Charles Campbell College, ensuring quality education within reach.What we Love:• Low-maintenance front garden• Spacious open-plan living, dining, and kitchen area• Kitchen equipped with gas cooktop, pura tap system, breakfast bar, and ample storage• Second living area ideal for relaxation or home office• Master bedroom with walk-in robe and ensuite bathroom• Two additional spacious bedrooms• Main bathroom with separate bathtub and shower• Undercover vergola pergola for outdoor gatherings• Private undercover courtyard for quiet moments• Fully ducted air conditioning throughout• Alarm system for security• Solar system for energy efficiency• Single car garage for secure parking• 18-minute drive to CBD• Close proximity to restaurants, cafes, and shopping options• Newton Shopping Centre just a 3-minute drive away• Access to ARC Campbelltown for sports and fitness activities• Linear Park Trail nearby for outdoor enthusiasts• Zoning to Charles Campbell College for familiesAuction: Saturday, 4th May 2024 at 11:00am (USP)Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.