

10B Amadio Crescent, Campbelltown, SA 5074

House For Sale

Friday, 3 May 2024

eclipse.
REAL ESTATE

10B Amadio Crescent, Campbelltown, SA 5074

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 274 m2

Type: House



Aidan Anthony
0423319554



Antony Ruggiero
0413557589

Best Offers By Tuesday 21st May by 5pm, USP

Say hello to unparalleled luxury in this exquisite two-storey modern family home, nestled in the heart of Campbelltown. Designed with meticulous attention to detail, this expansive property oozes opulence and modern living. As you enter, you'll be greeted by beautiful high ceilings, elegant downlights, and an abundance of natural light that floods through large windows, accentuated by sheer curtains. The ground floor seamlessly flows into an impressive open-plan area, featuring a state-of-the-art kitchen, living, and dining space. The kitchen boasts high-end dark cabinetry, a Caesarstone waterfall island bench with a breakfast bar, and premium Westinghouse appliances, including a double wall oven, five-burner gas cooktop and a dishwasher. The cooktop overlooks a stunning glass splashback with views of a vertical garden. A butlers pantry completes the kitchen with a double sink and ample shelving. Adjacent to the kitchen, the dining area is illuminated by stylish pendant lighting, creating a welcoming space ideal for family meals and casual gatherings. For convenience, a bedroom is located on the ground floor, complete with built-in robes and situated across from a stylish three-way bathroom, ideal for guests. Whilst a dedicated study nook makes working from home effortless and enjoyable. The floating timber stairs, adorned with pendant lighting take you to the first floor where warmth and comfort await. This level features timber flooring throughout and includes a second living area/retreat and three bedrooms. The master suite is generous in size featuring a private balcony, a walk-in robe, and an ensuite bathroom equipped with stone benchtops and floor-to-ceiling tiles. Bedrooms two and three include built-in robes with glass doors and are serviced by a well-appointed bathroom featuring stone benchtops, floor-to-ceiling tiles, and a bathtub. Outdoor living is equally impressive, with an alfresco entertaining area, complete with an inbuilt sink and cabinetry, ready for any celebration. Parking is a breeze on the washed aggregate driveway, as well as a double garage with an automatic panel lift door and internal access. Check me out:- Two-storey modern family home- Open-plan ground floor with a state-of-the-art kitchen, living, and dining space- Kitchen equipped with high-end dark cabinetry, Caesarstone waterfall island bench with breakfast bar, and premium Westinghouse appliances including a double wall oven, five-burner gas cooktop, and dishwasher- Cooktop overlooks a glass splashback with an artificial vertical garden- Butlers pantry with double sink and ample shelving- Dining area adjacent to the kitchen featuring a stylish pendant lighting- Ground floor bedroom with built-in robes, located across from a stylish three-way bathroom, ideal for guests- Dedicated study nook, enhancing work-from-home convenience and comfort- Floating timber stairs with pendant lighting leading to the first floor- First floor features timber floors, a second living area/retreat and three bedrooms- Master bedroom with a private balcony, walk-in robe, and an ensuite bathroom with stone benchtops and floor-to-ceiling tiles.- Bedrooms two and three include built-in robes with glass doors, - Main bathroom with stone benchtops, floor-to-ceiling tiles, and a bathtub- Alfresco space featuring inbuilt sink and cabinetry, perfect for entertaining- Off street parking on a washed aggregate driveway and a double garage with an automatic panel lift door and internal access- Front fence with automatic gate for additional security- Daikin ducted reverse cycle air conditioning and downlights throughout- Multiple commercial grade, voice enabled security cameras with night vision- Solar panels with 8kW inverter- Close to public transport, shopping precincts and schools- Zoned to East Marden Primary School- 9 meter frontage- 3 phase power- And so much more...Specifications:CT // 6226//995Built // 2022Land // 274sqm*Home // 240sqm*Council // City of CampbelltownCouncil Rates // \$2,230 per annumWater Rates // \$207.75 per quarterESL // \$402.15 per annumNearby Schools // East Marden Primary, Charles Campbell College, St Josephs Hectorville, St Francis of AssisiOn behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.Aidan Anthony - 0423 319 554aidana@eclipse realestate.com.auAntony Ruggiero - 0413 557 589antonyr@eclipse realestate.com.auRLA 277 085