

11 Garden Avenue, Campbelltown, SA, 5074

Raine&Horne.

House For Sale

Saturday, 10 August 2024

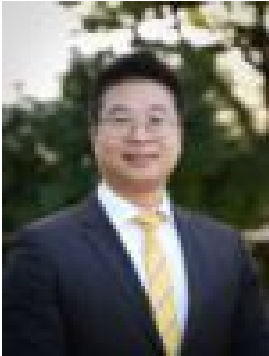
11 Garden Avenue, Campbelltown, SA, 5074

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Jacky Yang

0425251113

Modern Elegance in the Heart of the Campbelltown

Welcome to an exquisite sanctuary where modern luxury meets timeless elegance, offering tranquility amidst the vibrant cityscape. Represented by Jacky Yang, this sophisticated residence, featuring bold architectural design and captivating views of Botanic Grove Reserve, is perfect for families, couples, downsizers, and investors alike.

Upon entry, you'll discover a blend of refined features that elevate living to an art form. The ground floor boasts chic laminate flooring and includes a spacious lounge/study or potential 4th bedroom, illuminated by four large windows on two walls that flood the space with natural light. The upper floor features two additional bedrooms, each with built-in robes and brand new carpets, offering a sanctuary of comfort and style. Ascend further to find a palatial master bedroom with an opulent ensuite, an expansive walk-in robe, and a charming private balcony overlooking the lush expanse of Garden Avenue.

The living spaces transition seamlessly from indoors to outdoors, merging open-plan design with refined alfresco dining. Step outside to a meticulously landscaped backyard, featuring a lush lawn and a full irrigation system for effortless maintenance.

Designed for ultimate convenience, this lock-and-leave abode is perfect for those who value low-maintenance living amidst the serenity of Linear Park and nearby reserves.

Key highlights of this contemporary residence include:

- Exceptional 2015 construction with premium finishes
- Zoned for East Marden Primary School and Charles Campbell College
- Convenient access to the ARC for sports and recreation
- Just 7.1 km from the CBD, with easy access to public transport
- Generous 350 sqm allotment providing ample space for outdoor enjoyment
- Close to Newton Shopping Village and local cafes
- Stylish kitchen with a sleek Euro dishwasher, gas cooktop, and oven
- Ample pantry storage and a functional island bench with breakfast bar
- Luxurious main bathroom with heat lamps, a bath, and shower
- Additional powder room on the first floor
- Elegant ensuite featuring a high-quality vanity, spacious shower, and heat lamps
- Serene master bedroom with a walk-in robe and ensuite
- Laundry with ample storage
- Fujitsu ducted reverse cycle air conditioning with multiple zones for year-round comfort
- Full irrigation system ensuring a lush, green landscape with minimal effort
- Energy-efficient LED ceiling lighting throughout
- 6.6 KW solar panels for sustainable living
- Double garage with an auto panel lift door and secure locker

Represented by Jacky Yang, this residence is a rare find, offering a blend of luxury, convenience, and sophistication. Don't miss the opportunity to make it your own.

Property Details:

- C/T Reference: Volume: 6142 Folio: 975
- Council: City of Campbelltown
- Zoning: Urban Corridor(Living)(UC(L))
- Year Built: 2015 approx.
- Land Size: 350 sqm approx.
- Council Rates: \$556.33 per quarter approx.

- ESLevy: \$178.85 pa approx.
- Water (supply only): \$78.60 pq approx.
- Sewer (supply only): \$138.40 pq approx.

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern, for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.