

**127A Reid Avenue, Hectorville, SA, 5073**

**HARRIS**

**House For Sale**

Friday, 30 August 2024

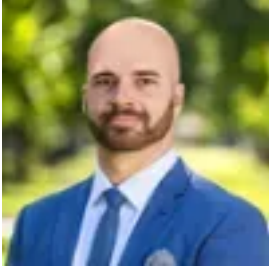
127A Reid Avenue, Hectorville, SA, 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Troy Law



Scott Moon

## **Nudge the north-east foothills in a courtyard villa, styled & sized to surprise.**

Best offers by 1:00pm Tuesday 10th September (unless sold prior)

Surprises can sometimes present in the most efficient ways – and this lightweight 3-bedroom style drives the point home on a quaint Torrens titled courtyard allotment, nudging Rostrevor's foothill's fringe.

And contemporary breathing space for the busy couple, tenant, or debut family buyer has never felt easier to live in - or attain - this close to St. Bernard's and Magill Roads, Newton Village, city transport, and your elite neighbour, Tranmere.

Beyond the front garden's token green, a spacious foyer, sized for warm welcomes, offers secure internal garage access and follows crisp LEDs and hardwearing floors past all three carpeted bedrooms to the social and sunlit living end.

For extra secure block-out, each bedroom draws roller shutters on the day and day/night blinds according to needs; the robed master bedroom is drawn to a luxe ensuite rain shower finish - its fully tiled monochromatic hues unifying both sparkling bathrooms.

Stainless steel appliances punctuate the matte-finished palette of a cook's zone that expects a crowd to circle; the breakfast island issuing plenty of spread also makes vital living and backyard eye contact.

And it's here you're rewarded with a fenced and grassed backyard for play beside the all-hours relaxation of an all-weather rear verandah.

As sure as the city is close, these won't be your only rewards. From Rostrevor College to Magill's Uni SA Campus, Romeo's Foodland to the Morialta trails - this could finally be your turning point into the hallowed east.

Torrens titled style to truly surprise:

- 2021-built courtyard 3-bedroom design
- All-weather rear verandah
- Secure garage with internal access
- Master with fully tiled ensuite & walk-in robe
- Built-in robes to bedrooms 2 & 3
- Ducted R/C air conditioning
- Tindo 6.6kw Solar + Tesla Powerwall 13.8 Kwh
- Fully fenced & established backyard
- Quality investment / downsizer
- Shopping options from Firlie, Marden & Newton Village
- Zoning for Morialta Secondary School
- Enrolment for Stradbroke & Magill School may still apply
- An attainable step in the surging north-east...

Specifications:

CT / 6258/806

Council / Campbelltown

Zoning / GN

Built / 2021

Land / 245m<sup>2</sup>

Frontage / 6.7m

Council Rates / \$1675.25pa

Emergency Services Levy / \$147.00pa

SA Water / \$182.79pq

Estimated rental assessment: \$675 - \$725 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Morialta Secondary College

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