

37B Emery Road, Campbelltown, SA 5074

House For Sale

Tuesday, 25 June 2024

37B Emery Road, Campbelltown, SA 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 161 m2

Type: House



Oscar Sheng
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Oliver Feng
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Best Offer by 16/07/2024 U.S.P

This nature light-filled townhouse offers a modern lifestyle with an open plan living/dining area that opens out to your own private low maintenance courtyard for entertaining. Perfect for those looking to secure their first home, investment property, or accommodate their family, the choice is there regardless of your vision. Walk in through the front porch to a light-filled open-plan ground floor with high ceilings, LED downlights, tile floorings, wide glass sliding doors, and windows, there is a lot to love here. The fully equipped kitchen features a gas cooking top, stainless steel appliances, a stone island bench top, and ample storage space. Carpet stairs lead to the first floor offering three great-sized bedrooms. Master bedroom with BIR and Ensuite. And a family bathroom which is well-appointed with bath and shower. Along with extras including toilet downstairs, remote control double garage with panel lift door, reverse cycle ducted air-con, and separate Laundry with storages. Within close proximity to Adelaide's CBD and only 3 minutes from East Marden Primary School, ARC Sports Centre, local parks, retail outlets, boutique shopping outlets plus other essential amenities, life has never been more accessible! Features you will love:- East Marden School Zone- ARC Centre - Automatic Panel lift door to the double garage- D/C air conditioning- Instantaneous gas hot water system- LED downlights on the ground floor- 2.7m ceilings for both levels- Separate laundry with an additional toilet to the ground floor- Stone bench top in kitchen- Stone bench in bathrooms and laundry- BIR in bedrooms- Master Bedroom with Ensuite- Rainwater tank Specifications: Council / City of Campbelltown Built / 2016 Council Rates / \$ TBC p/q (approx.) Strata / \$ 211.4 p/q (approx.) ES Levy / \$ TBC p/a (approx.) Inspection is the MUST! Please call Oscar 0433 644 039, Oliver 0430 826 461. 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 inquiries and obtain their own legal advice. Harcourts Prohomes | RLA292426