

**41 HILL STREET, Campbelltown, SA, 5074**



**House For Sale**

Thursday, 26 September 2024

41 HILL STREET, Campbelltown, SA, 5074

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Solid Brick Family Home with Huge Potential!

This well-presented family home is a fantastic opportunity for buyers looking to extend, develop, or add value. Set on a spacious 812 sqm (approx) allotment in a quiet street, this solid brick residence combines comfort and potential. The home is packed full of features that include but is not limited to:

- An 812sqm block with a frontage of 16.15 meters and a depth of 50.81 meters, this sizable block offers endless possibilities for extension or development STCC.
- Three inviting bedrooms, each equipped with built-in robes.
- Updated kitchen is designed for convenience, featuring generous workspaces with stone bench tops, ample cupboard storage, and an expansive gas oven, all while overlooking the expansive backyard.
- Open living and dining with double doors opening out to the back yard.
- The well-placed bathroom has been tastefully updated, showcasing modern finishes and fixtures that enhance both functionality and style. It conveniently serves the main bedrooms and is complemented by a separate toilet and a large laundry with direct outdoor access.
- Host unforgettable gatherings in the fantastic undercover outdoor area, complete with a built-in bar, perfect for entertaining family and friends year-round.
- The beautifully established gardens and extensive backyard offer plenty of room for children to play, along with a lock-up garage ideal for additional vehicle storage or as a workshop.
- Ducted Evaporative and Ducted Gas heating ensures your comfort year round.
- Plantation shutters to the front of the home add privacy and style.
- Easy clean polished timber flooring.

All of this and more located close to top-notch schools with public including East Marden Primary School, East Torrens Primary School, Paradise Primary & Charles Campbell college with privates schools local including St. Ignatius College, Rostrevor College, St. Josephs, Sunrise Christian School & St Francis of Assisi.

Local shopping is catered for with Campbelltown, Newton, Marden & Firle Shopping centres all a short distance away.

Just down the street you are greeted with easy access to Linear park. This easy access encourages outdoor activities, providing families with a safe environment for children to play, explore, and develop a love for nature.

Only a short 15 mins from the city you still have great public transport options including easy access to the O-bahn.

This property is a rare find, brimming with potential in an ever-evolving suburb. Don't miss this chance to create your dream home or invest in a promising opportunity!

**\*\*The vendor statement along with all searches pertaining to the property will be on display at our office for 3 days consecutive days prior to auction and at the site of auction for 30 minutes before the auction\*\*'**

RLA 232366