

**44 Hancock Ave, Campbelltown, SA, 5074**



**House For Sale**

Thursday, 22 August 2024

44 Hancock Ave, Campbelltown, SA, 5074

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Hi, I'm an Immaculate New Home...

Corner of Wyn Street & Hancock Avenue.

Say hello to brand new living in the heart of Campbelltown, this elegantly designed and carefully executed home is everything you have been waiting for!

This light filled and modern home is nestled perfectly in a quiet street in the highly desired north-eastern suburb of Campbelltown. Whether you're a first home buyer, growing family, investor or simply your next move - this one will not last long.

A custom rendered and brick facade, sets the tone for this luxurious custom built home. Finished with a high level, attention to detail - from black window frames to neutral toned timber floating floors, this home will not go out of style.

The ground level of this home consists of a spanning, open plan living and dining area with a deluxe kitchen and meals area in between. Fully equipped with stone bench tops, black tap ware and feature, tiled splash back - any type of cook will feel at home here. A heightened fielders pergola provides the perfect undercover entertaining area for family events to flow outdoors.

Step into the perfect master suite, finished with lush carpet, a sizeable walk in robe, private ensuite and a large window that shows the vista of the Morialta Hills. An additional two bedrooms are complete with built in robes, lush carpeting and an abundance of natural light. An upstairs retreat area provides the perfect option for a home office/study, teenage game room or simply another place for those sun soaked days spent on the lounge.

The main bathroom is perfectly situated for the privacies of a growing family. This room features a freestanding bath, exceptional pencil tile work, grey tones and matte black tap ware throughout, matching the master ensuite.

Situated in the beautiful North-eastern suburb of Campbelltown, what more could you want? Amenities are sorted within minutes at Newton Village which has Coles, Woolworths and more, all in one complex. Say hello to Italian specialty foods with Mercato and Vella Pasta minutes away as well as Romeo's IGA in this desired location.

Schools are taken care of in this destination with East Torrens Primary and Stradbroke School minutes away. East Marden, St Josephs Tranmere, Rostrevor College and Thorndon Park are all surrounding this amazing home.

Investors listen up, with \$630+ per week rent yield and the highest rental demand in Australia - this is sure to tick the boxes too.

We'll see you soon.

Check me out:

Brand new construction, ready to move in!

3 bedrooms + upstairs living area

Picturesque views

Generous living area

Stainless steel appliances and black tap ware

Feature herringbone tiled splash back

Main bathroom with free standing bath and feature tile work

Timber look floating floors spanning the ground level

Exposed aggregate concrete pathways

Fielders pergola, with additional height

Low maintenance, manicured gardens

Great location only moments from Newton Central  
5 minute drive to Newton Village, Coles & Woolworths  
Great schooling options including St Francis & Thorndon Park Primary  
And so much more...

On 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.

Bradley Foster - 0413 876 516  
bradleyf@eclipse\*\*\*

Michael Viscariello - 0477 711 956  
michaelv@eclipse\*\*\*

RLA 277 085