

# 45A Hill Street, Campbelltown, SA 5074

## House For Sale

Wednesday, 26 June 2024

45A Hill Street, Campbelltown, SA 5074

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 402 m<sup>2</sup>

Type: House



Bradley Foster

## EOI - 15/7

For Sale, via Expressions of Interest by 12pm the 15th July, unless sold prior. Welcome to your brand new residence, situated within the highly sought after suburb of Campbelltown. 45A Hill is a thoughtfully designed family home, offering all the modern features that buyers have come to expect in the era of new home construction. The generous open plan living area offers a homely feel with the large kitchen the focal point of the space. 900mm gas cooktop + steam oven combine with the stone island bench & immediate access to the butlers pantry (combining the versatility of the laundry) offers storage galore. Comprising of 4 generous bedrooms, the master suite on the ground floor with WIR, makeup station & fully tiled ensuite. Plush carpet takes you upstairs to the 3 generously sized bedrooms all with BIR's. The main bathroom mirrors the ensuite and a generous second living area bathed with Western sunlight completes the upper level. Outdoors you have a fully serviced alfresco area, complete with outdoor kitchen + natural gas BBQ. The space is completed with a more than generous backyard, a rarity with new homes. Close to the local Romeo's IGA & Mercato, high quality local schooling, local bus routes are a mere walk down the street and the Obahn is just around the corner. Felixstow Reserve, Botanic Grove Reserve & Thorndon Park Reserve a short drive away, the local gym at The ARC Campbelltown and a short burst to the Adelaide CBD. We'll see you soon. Features:- Brand New, 2024 built home- 4 bedrooms- 2 living areas- 2.5 bathrooms- Double garage- 2700mm ceilings to both levels- Master bedroom on ground floor with Ensuite & WIR- Floor to ceiling tiling in bathrooms- 900mm gas cooktop + steam oven- Stone bench tops to kitchen- Daikin ducted reverse cycle air con- Outdoor entertaining area with built-in BBQ- Huge grassed backyard - 14.5m x 6.7m- Provisioning for powered shed- Close to shops, schooling & transport- And so much more... Specifications:- CT 6264/248- 2024 build- Campbelltown Council- 260 sqm home- 402 sqm land- Nearby zoned schooling - Paradise Kindergarten, East Marden Primary School, Charles Campbell College Disclaimer - All information is believed to be correct at the time of being published. 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Home Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Bradley Foster - 0413 876 516 [bradley@homeregroupp.com.au](mailto:bradley@homeregroupp.com.au) RLA 334148