

49 Riverbank Circuit, Campbelltown, SA, 5074

HARRIS

House For Sale

Thursday, 24 October 2024

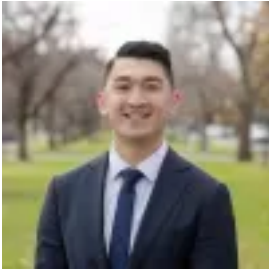
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Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



Clinton Nguyen

Torrens Titled Awarded Green Village is a Sanctuary of Stylish Modern Living.

Discover one of the quietest and most secluded pockets in the East, where leafy views, waterfront walking trails and a like-minded, environmentally-friendly community create an atmosphere of townhouse tranquility and 'resident-only' lifestyle bliss.

With a 7.5-star energy rating in this sustainable and purpose-built Rossdale Homes eco enclave that sees designer living just a leisure stroll from the lovely Lochiel Park and Community Garden, as well as the meandering River Torrens 49 Riverbank Circuit claims unrivalled peace and privacy fine-tuned to its gleaming modern interior and incredible light-filled loftiness.

A flawless urban oasis of understated style, feature and function, enjoy open-plan entertaining headlined by a spacious chef's zone overlooking a quietly stunning interior and seamless extension to the sunbathed alfresco. Ready to savour all-season hosting under the shade of a retractable awning, or pull it back for star-studded evenings you'll find all the finesse to wine and dine without reservation.

Together with impressive floorplan flexibility to suit professionals, growing families or lifestyle-loving empty-nesters, immerse yourself in complete relaxation in the upstairs lounge embracing a property-wide balcony of stunning treetop vistas teeming with birdlife. While a bright and airy master bedroom sees a sparkling ensuite alongside a second bedroom and modern bathroom, open-air study nook, as well as a ground floor guest bedroom delivering staggering versatility.

Discreet rear access to the double garage keeps the front façade focused on this exclusive natural setting. A stone's throw to East Marden Primary, around the corner from vibrant local shops and specialty stores, and a quick zip to shopping precincts such as Newton Central, Firlie Plaza and even The Parade Norwood. No persuasion needed, laying claim to an energy efficient and elite home in this award-winning Green Village captures cosmopolitan ease within an unrivalled eastern suburbs sanctuary.

Features you'll love:

Light-spilling open-plan living and entertaining potential with effortless alfresco flow to the sandstone-paved backyard with electric awning

Spacious quality kitchen flush with great benchtop space and breakfast bar, striking pendant lighting, seamless contrast cabinetry, WIP, and stainless appliances, including dishwasher

Upstairs retreat with cascading glass sliders and beautiful balcony

Generous master bedroom featuring durable carpets, ceiling fan, AC, private ensuite and WIR

Ample-sized 2nd bedroom, also with ceiling fan, AC and BIRs

Modern family bathroom featuring separate shower and relaxing bath, as well as separate AC

Open and airy study nook

Ground floor guest bedroom or dedicated lounge for more hosting options, also with ceiling fan and AC

Clever laundry and combined bathroom, and handy understairs storage

Double garage with access via the resident's only rear laneway

7.5-star energy efficiency rating, including award-winning sustainability infrastructure using solar, rainwater and recycled stormwater to reduce greenhouse gas emissions

Location highlights:

Overlooking the pristine Lochiel Park Wetlands with incredible access to the scenic Linear Park and River Torrens inviting healthy walks, rides and CBD commutes for the cycling enthusiasts

Picture-perfect parks and playgrounds right at your fingertips, as well as the Lochiel Park Community Garden to plot, plant and toil your green thumb

A leisure stroll to East Marden Primary, and moments from Charles Campbell College

Around the corner from Mercato and Campbelltown local shops, a touch further to Newton Central and Firlie Plaza Easy reach to the Geoff Heath Par 3 Golf Course and ARC Campbelltown

A brisk walk to the Klemzig Interchange traffic-free rides into the city, 12-minutes to the vibrant Parade Norwood, and 14 to Adelaide's East End

Specifications:

CT / 6001/968

Council / Campbelltown

Zoning / GN

Built / 2010

Land / 198m² (approx)

Frontage / 6.6m

Council Rates / \$2,000.25pa

Emergency Services Levy / \$165.80pa

SA Water / \$203pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / East Marden P.S, Charles Campbell College, East Torrens P.S, Dernancourt School

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