

6/27 Hart St, Campbelltown, SA, 5074



House For Sale

Wednesday, 14 August 2024

6/27 Hart St, Campbelltown, SA, 5074

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

Prime location with Lochiel Park at your back step!

Well-presented two bedroom home set in a quiet group, close to a host of wonderful lifestyle amenities including local shops, cafes, sporting facilities, picturesque Linear park, and easy transport links to the city including the O-Bahn.

You are welcomed into the light and bright spacious cosy lounge room with tiled floors and feature brick wall, gas heating (pot belly imitation) and keep the home cool with the evaporative air conditioning.

Stepping through to the dine / kitchen offering neutral décor, gas cooking, dishwasher and ample cupboard space leading through glass sliding door to outdoor decking area with open pergola ideal for entertaining all set within the low maintenance expansive rear garden with garden shed and access to the beautiful scenic Lochiel Park through the back gate.

Two spacious bedrooms take in the front garden views both with built - in robes, serviced by the modern bathroom with separate shower and bath, vanity, separate toilet and laundry with spacious linen cupboard and external access.

Single lock-up carport with auto roller door will accommodate one car with additional off-street parking available.

Perfect entry into the property market as a first home or ideal investment opportunity.

Currently let to great tenant until April 2025.

Features include :

- Two bedrooms with built-in robes to both
- Lounge with gas heating & evaporative cooling
- Spacious kitchen with dishwasher & gas cooktop
- Bathroom with separate shower & bath
- Separate laundry & toilet
- Rear decking area with open pergola
- Single car carport & 2nd vehicle parking
- Expansive rear garden

Specifications:

CT / Volume 5037 Folio 459

Council / Campbelltown

Zoning / General Neighbourhood

Built / 1981

Internal / 87 m2 (approx.)

Council Rates / \$300.00 pq (approx.)

SA Water (Supply & Sewerage) / \$153.70 pq (approx.)

Strata (Admin Fees) / \$ 696.00 pq (approx.)