

69 Ann Street, Campbelltown, SA 5074

ALL ADELAIDE

House For Sale

Tuesday, 2 July 2024

69 Ann Street, Campbelltown, SA 5074

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 650 m2

Type: House



Paul Bateman
0422936645



Blake Bryant
0476957176

Auction On Site: Saturday 20th of July at 4:30pm

Perfectly positioned adjacent The River Torrens Linear Reserve, Lochiel Park and Felixstow Reserve, within easy reach of local public transport, shopping and medical facilities, this delightful family home presents a great opportunity for those who desire larger allotment living in a leafy, botanical area. Developers and investors will certainly wish to explore the sub divisional potential of this fabulous 650m² allotment (subject to current planning and Council consents), where lenient council regulations allow a broad range of urban renewal development opportunities. Be captivated by the sound of birds chirping and leaves rustling from the adjacent reserve, as you sit back and enjoy the spaciousness of this upgraded original residence. 3 generous bedrooms, detached study/studio, workshop/shed and ample carport area will cater for the active growing family. Sleek polished timber floors, fresh neutral tones, LED downlights, quality window treatments and ambient natural light combine to offer an appealing set open plan layout that will delight the modern home buyer. Double glazed windows feature throughout for added heat and sound insulation. Relax in a generous living room with adjacent formal dining. A stylish modern kitchen creates a comfortable place for your everyday cooking, offering stone look bench tops, custom tiled splash backs, stainless steel appliances and raised breakfast bar. All 3 bedrooms are generously proportioned, all double bed capable. A bright main bathroom with separate bath and shower, separate toilet and walk-through laundry complete the interior. Ducted reverse cycle air-conditioning throughout ensures your year-round comfort. A detached study/studio offers a great space for your personal pursuits, work from home office or 4th bedroom, while a large workshop/garage and 4 car carport provide ample vehicle accommodation. A generous paved verandah offers a great space for your outdoor living, all overlooking a large lawn covered backyard where there is plenty of room for kids, pets and gardeners, completing a value packed offering that will appeal to both investors and home buyers. Briefly: * Upgraded original residence on generous 650m² allotment * Great location at the end of a quiet street, adjacent the River Torrens Linear Reserve * Walk to Lochiel Park and Felixstow Reserve * Potential to subdivide and redevelop, (subject to current planning and Council consents) * Sleek polished timber floors, fresh neutral tones, LED downlights, quality window treatments and ambient natural light * Generous semi open plan living room with kitchen/dining adjacent * Double glazed windows throughout * Ducted reverse cycle air-conditioning * Kitchen features stone look bench tops, custom tiled splash backs, stainless steel appliances and raised breakfast bar * All 3 bedrooms with fresh quality carpets * Detached Bedroom 4/studio/study with split system air-conditioner * Bright main bathroom with separate bath and shower * Separate toilet and walk-through laundry * Ample alfresco entertaining area under a large paved verandah * Generous lawn covered rear yard with ample room for kids and pets * 4 car tandem carport with lock up roller door * Large garage/workshop * Great location in a tightly held, desirable area The North Eastern Community Hospital is nearby along with the medical practitioners of Lower North East Road. Choose to shop at Centro Newton, Firlie or Marden Shopping Centres, all easily accessed. Enjoy the diversity of public open space that Campbelltown offers with Lochiel Park Golf Course, Felixstow Reserve and the River Torrens Linear Park available for your exercise and recreation along with The ARC Campbelltown and Fourth Creek reserve, all just a short walk away. The zoned Primary School is East Marden Primary School and the zoned high school is Charles Campbell College. Quality private schooling in the area includes St Josephs School, St Francis of Assisi, Rostrevor College & St Ignatius College. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.