

7B Kalimna Avenue, Campbelltown, SA, 5074

House For Sale

Saturday, 10 August 2024

7B Kalimna Avenue, Campbelltown, SA, 5074

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



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Best Offers By 1:00 PM Monday 26th August (USP)

Luxury Family Living Awaits

Welcome to 7B Kalimna Avenue, an extraordinary residence nestled in the heart of Campbelltown, South Australia. This stunning, meticulously designed family home combines modern sophistication with functional elegance, making it the perfect sanctuary for those seeking comfort, style, and convenience.

Situated on the elevated side of the street, this Torrens Titled residence stands as a testament to architectural excellence. Radiating sophistication and opulence, it captures the eye with impeccable finishes, ample natural light, and custom design elements, providing an unrivaled living experience in highly desirable school catchment areas.

Upon entering, you'll immediately be struck by the light-filled interiors and open-plan layout that seamlessly flows through the living spaces. The ground floor offers a grand entrance with a contemporary staircase featuring sleek glass balustrades, leading to an expansive living area where family memories are made. The gourmet kitchen boasts high-end SMEG appliances, thick stone benchtops, a stainless steel oven, gas cooktop, dishwasher, rangehood, walk-in pantry, and a stylish island bench, perfect for entertaining and casual dining. The adjoining dining area extends out to a magnificent undercover outdoor entertainment space equipped with a built-in Beefeater BBQ, ideal for alfresco dining all year round.

The home's thoughtful layout includes a ground-floor bedroom, perfect for guests or as a home office, while the upper floor houses the remaining three spacious bedrooms. The master suite is a true retreat, featuring a large walk-in robe and an upscale ensuite. The additional upper bedrooms each include built-in robes and share a well-appointed bathroom. An upper living area provides a versatile space for relaxation or play.

Accommodating modern lifestyles, this property includes a double garage with a mudroom and proxy floor, ensuring convenience and security, and is equipped with a Merlin soft-closing panel lift door. Double glazing windows throughout enhance both energy efficiency and noise reduction. The exterior combines sleek lines and quality finishes, presenting impressive street appeal.

Set in a prime location, this home is close to schools, parks, shopping centers, and public transport, making it an ideal choice for families, professionals, or anyone seeking a premium lifestyle.

Key features:

- Four spacious bedrooms with ample storage, including built-in robes
- Master bedroom with a luxurious ensuite and walk-in robe
- Gourmet kitchen with high-end SMEG appliances and walk-in pantry
- Elegant open-plan living and dining areas
- Expansive undercover outdoor entertainment area with built-in Beefeater BBQ
- Double garage with internal access, mudroom, Epoxy flooring, sensor lighting, and Merlin soft-closing panel lift door
- Double glazing windows for energy efficiency and noise reduction
- Ducted reverse cycle air conditioning with Daikin system and AirTouch control panel
- Crimsafe screen doors
- LED downlights throughout
- High ceilings throughout
- Instantaneous hot water system
- Located in the school zones for East Marden Primary School and Charles Campbell College
- Located within walking distance to public transport
- Just a 14-minute drive to the CBD
- Close to the ARC (Adelaide's premier aquatic and recreation center)

Whether you're seeking a residence in Campbelltown or an investment property with potential for generous returns and long-term tenancies, this home is poised to meet your needs.

Ryan and Lalita Yuan eagerly anticipate assisting you in making this beautiful property your own.