

**8B Kerry Street, Campbelltown, SA, 5074**

**HARRIS**

**House For Sale**

Wednesday, 25 September 2024

8B Kerry Street, Campbelltown, SA, 5074

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Clinton Nguyen

## Chic 2 Storey Townhouse in the Heart of Campbelltown.

This property is currently leased until 15th of May 2025 at \$720 per week.

Less than 500m to bustling Campbelltown Shopping Centre, city-bound buses along Lower North East Road and the irresistible Italian wares awaiting at Mercato, 8B Kerry Street offers convenience to essential amenities as well as the odd indulgence (or two!), along with an oh-so-sweet homelife where thanks to its low-maintenance surrounds more time can be spent lounging about on weekends, as opposed to toiling in the garden.

Behind a slim, clean-lined modern façade lies a generous 163sqm of living, including 3 carpeted bedrooms, all bathed in natural light through an internal courtyard and glass sliders from the rear lounge/dining area onto a covered entertaining patio overlooking a compact courtyard with a sprinkling of lawn and neat leafy hedging. As you'd expect from a recent build, the décor is fashion-forward with hybrid floors downstairs, a swish kitchen fit-out, 2 luxe full bathrooms including the master ensuite, and a good-size laundry beside a handy powder room.

Only 20 minutes east of the city, Campbelltown is famed for its continental delights and this address has you minutes on foot from popular local deli's like Mercato and Nino's. Last minute pick-ups can be sorted with a short walk to Romeo's IGA or a sub-5 drive will get you to Newton Central for weekly stock-ups, along with Charles Campbell College (R-12) for continuous schooling.

### Features you'll love:

- Modern 2-storey townhouse with stylish interior décor and low-upkeep grounds
- Combined living/dining/kitchen area downstairs opening to a paved and covered rear patio
- Big gas cooker, twin undermount sink, water filter, double door fridge recess, kit kat tile splashbacks
- 3 carpeted bedrooms upstairs, 2 with BIRs sharing a main bathroom with shower and tub
- Large street-facing master with walk in robe and ensuite with frameless glass shower enclosure
- Downstairs powder room + a 2-way laundry
- Easy-clean hybrid flooring downstairs and ducted A/C throughout
- Remote entry lock-up single garage + tandem parking for 2 more on the front drive
- Built by Precinct One Property Group

### Location highlights:

- 500m wander through Campbelltown Shopping Centre to reach city-bound buses
- Stroll to nearby Unity Park for BBQ picnic facilities and a great playground
- 15-minute walk (or just 4 in the car) to Newton Central and its neighbour, Newton Village
- A 5-minute drive to East Torrens Primary and Charles Campbell College (R-12)

### Specifications:

- CT / 6258/168
- Council / Campbelltown
- Zoning / GN
- Built / 2021
- Land / 156m<sup>2</sup>
- Frontage / 5m
- Council Rates / \$1,625.20pa
- Emergency Services Levy / \$150.80pa
- SA Water / per quarter (supply charge \$78.60 + sewage charge \$101.08): \$179.68pq
- Estimated rental assessment / \$640 to \$670 per week / Written rental assessment can be provided upon request
- Nearby Schools / Charles Campbell College, East Torrens P.S, Paradise P.S, Thorndon Park P.S

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