

**Res 2/36 Hectorville Road, Hectorville, SA 5073**



**Sold House**

Wednesday, 4 October 2023

Res 2/36 Hectorville Road, Hectorville, SA 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Theon Bruse  
0419816470



Bevan Bruse  
0884318181

**\$738,000**

BUYERS... IF YOU APPRECIATE A QUALITY FINISHED HOME WITH A DESIGN THAT MAXIMISES THE NATURAL LIGHT THEN GET READY TO BE IMPRESSED WITH THIS PROPERTY. Set in the fantastic family friendly location of Hectorville that many buyers are attracted to. Hectorville is a great area with so much close by to make your life a good one. Set in an exclusive group of only 4 attractive homes and with no attached walls on the upper level and only attached at the garages on the lower level. PERFECT FOR EVERYDAY FAMILY LIVING AND ENTERTAINING FRIENDS. The main living spaces really are a great design. Set up with a large central kitchen that separates the lounge area and living area. It still has that open plan feel but with structure to suit everyday living. This space is also complimented by natural light from both sides (North & South) thanks to lots of glass. Unique & so good. Flowing from the internal living space you will find the north facing courtyard & under cover alfresco area. There is even a small garden & lawn area for children or pets. Stylish fully equipped kitchen complete with excellent storage, quality appliances, large solid stone bench tops and a lovely picture window above the wash station. 3 BIG BEDROOMS 2.5 LUXURIOUS BATHROOMS The main bedroom suite is a good one! It features a lovely private balcony to enjoy a wine in the evening and a coffee in the morning. Walk in robe and a sparkling ensuite bathroom. Bedrooms 2 & 3 both include built in robes and are generous in size. Adjacent you will find the luxurious main bathroom complete with twin basins, full size bath & shower. Separate laundry room with internal and external access. Lock up garage. Lower-level powder room & 3rd toilet. Ducted reverse cycle air conditioning. Full height floor to ceiling tiles to both bathrooms. Solid stone bench tops. Quality window treatments. + So much more. We look forward to seeing you at one of the advertised open inspections. Don't miss out as this home will sell quickly. Theon Bruse 0419 816 470 ZONED SCHOOLSEast Torrens Primary School Charles Campbell College Morialta Secondary College INFORMATION Certificate Of Title: Volume 6232 Folio 803 Council: City of Campbelltown Zoning: General Neighbourhood Council Rates: \$1,281.90 per year SA Water Rates: \$146.65 per quarter Emergency Services Levy: \$125.60 per year Community Fees: \$206.75 per year self-managed Year Built: 2021 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 advice. RLA 181689