

2/27 Hambledon Road, Campbelltown, SA, 5074

ALL ADELAIDE

Unit For Sale

Saturday, 10 August 2024

2/27 Hambledon Road, Campbelltown, SA, 5074

Bedrooms: 2

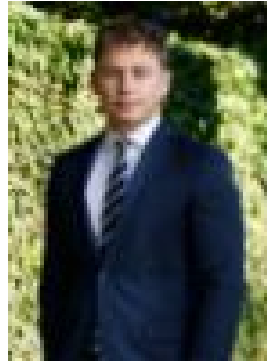
Bathrooms: 1

Parkings: 2

Type: Unit



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Value & Appeal for 1st Home Buyers & Investors

Ideally positioned in a peaceful, low traffic street, nestled amongst other quality homes and within easy reach of local reserves, shopping and transport, this appealing 2 bedroom unit offers open plan living and generous yard space across a traditional layout that will appeal to younger families and investors alike.

The home presents a perfect opportunity for younger buyers to purchase now and add contemporary upgrades when their budget allows or unlock the hidden potential, and revitalise into a refreshing contemporary residence.

A generous open plan living area and adjacent kitchen offer more than enough space for your daily relaxation. Quality window treatments and carpets enhance the interior ambience while security roller shutters to the street facing windows, ducted reverse cycle air-conditioning and ceiling fans ensure a comfortable year-round environment.

A spacious traditional kitchen offers stone look bench tops, wide sink, freestanding gas stove and plenty of cupboard space, while a bright bathroom with separate bath and shower, separate toilet and traditional laundry complete the wet areas.

Both bedrooms are well proportioned, both double bed capable and both with ceiling fans.

Outdoors provides plenty of outdoor living space with a full width rear verandah complete with roller shutters providing quality year-round alfresco entertaining. Several garden sheds and bird aviaries complete a spacious rear yard where there is plenty of room for kids and pets.

A single lock-up carport with auto roller door will accommodate the family car and there's extra off street parking available behind a secure sliding gate to the street.

Briefly:

- * Traditional 2 bedroom unit
- * Generous open plan living/dining room with large kitchen adjacent
- * Ideal opportunity to renew and revitalised to contemporary standards
- * Living area with ornate window treatments, ceiling fan and quality carpets
- * Kitchen boasting stone look bench tops, wide sink, freestanding gas stove and plenty of cupboard space
- * 2 spacious bedrooms, both double bed capable, both with ceiling fans
- * Bright main bathroom with separate bath and shower
- * Traditional laundry and ample linen space
- * Security roller shutters to the street facing windows
- * Security screens to the rear windows
- * Lock-up front yard with auto sliding gate to the street
- * Full width rear verandah with roller shutters, perfect for year-round alfresco entertaining
- * Spacious lawn covered backyard with traditional bird aviaries & sheds
- * 2 rainwater tanks
- * Ducted reverse cycle air-conditioning
- * Single lock-up carport with auto roller door
- * Ample secure off street parking in the driveway
- * Ideal opportunity for first-time buyers or wise investors

Perfectly located close to all valuable amenities including the North Eastern Community Hospital and associated Lower North East Road medical practices.

Centro Newton, Firlie & Marden Shopping Centres are all the within the local area and Romeo's IGA Foodland is just a short stroll away at the Campbelltown Shopping Centre.

Quality recreation and reserves are available at Charlesworth Park, ARC Campbelltown, Dennis Morrissey Park and The River Torrens & Fourth Creek Linear Reserves.

The zoned secondary school is Charles Campbell College and nearby unzoned primary schools include East Torrens Primary School, Paradise Primary School & Charles Campbell College. Quality private schools in the area include Sunrise Christian School, St Ignatius College, St Josephs, St Francis of Assisi & Rostrevor 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.