

Campbelltown, 1 Tranquil Court

CONTRACTED AT AUCTION

Auction Location: on site

This substantial family home, aptly located on the corner of Tranquil and Peaceful Courts, directly across from Tranquil Court Reserve is ready for the new owners to write the next chapter. The flexible 'L' shaped floor plan will grow alongside the family. Sleeping quarters in one wing and living quarters in the other. Four main living zones plus a kitchen/meals area are what make this home special. A generous yet manageable corner allotment of over 600 square meters.

The formal lounge can be separated from the remaining living zones and be dedicated as a kids retreat accessible directly from their bedrooms. Bedroom 4 can either be configured as a study given its access from the entry foyer. The master bedroom has generous proportions and with a full wall of built ins and ensuite. Bedrooms two and three, also feature built in robes and are serviced by a bathroom with bath and separate toilet. Ample



For Sale
CONTRACTED AT AUCTION

View
ljhooker.com.au/60XCFDJ

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natural light fills each room.

The main living room off the entry foyer, and in the next wing of the home is a beautiful size.

A large lounge suite centrally placed in the room would compliment the area well. The dining is accessed from this room and the kitchen, large enough to cater for any number of guests has direct access to the dining and the lounge in the other wing. Moving through the home, the fourth living room, which makes for a perfect rumpus or games room has direct access to the rear verandah. Enough space in the back yard for a kick of the footy and the four legged family members. If you need more, the reserve across the road is quiet, safe and well appointed.

Bucket loads of natural light fill virtually every room. Reverse cycle air conditioning throughout the home and secure side by side garaging add to the appeal. All your shopping needs and some of Adelaide's finest eateries only minutes away. Public transport easily accessible, all whilst nestled in a quiet cul-de-sac locale. Position perfect. Well presented and beautifully liveable as it currently stands, the opportunity exists to stamp your own mark on the home, run an update throughout and create something even more special.

AUCTION: Friday, 25th October at 11:30am, on site - CONTRACTED AT AUCTION

(\$950,000)

CT: Volume 5241 Folio 27

Council: Campbelltown City Council

Land Size: 612 square metres (approx)

Year Built: 1983 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//yeXT5svScOSt>

(Please copy and paste the link into your browser)

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The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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More About this Property

Property ID	60XCFDJ
Property Type	House
House Size	302 m ²
Land Area	612 m ²
Including	Ensuite

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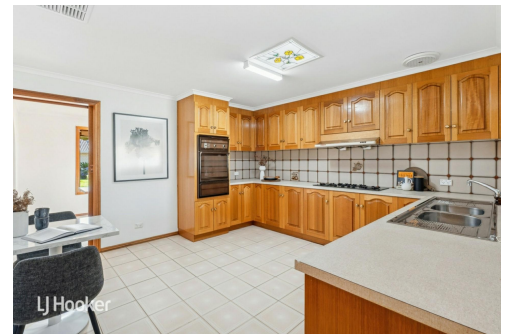
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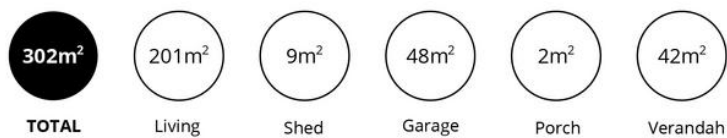
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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