







1B Rowney Avenue, Campbelltown

Contemporary Family Excellence in the Heart of Campbelltown

Positioned in one of Campbelltown's most desirable pockets, 1B Rowney Avenue, Campbelltown presents an outstanding opportunity to secure a spacious, feature-packed family home that seamlessly combines modern style, quality construction, and everyday convenience.

Built by highly regarded South Australian builder Format Homes, this quality residence showcases thoughtful design. Constructed with a Bluescope steel frame backed by a 50-year structural performance warranty, it offers lasting peace of mind for discerning buyers.

Behind its attractive street presence and elevated portico entrance, this impressive residence offers a thoughtfully designed four-bedroom floorplan perfectly suited to growing families, professionals, downsizers seeking extra space, and astute investors alike.

Step inside to discover generous proportions, multiple living zones, and a seamless indoor-outdoor connection. The spacious open-plan living, dining, and kitchen area forms the heart of the home, creating the perfect setting for everyday family living and effortless entertaining. A well-appointed kitchen is complemented by extensive

4 2 2

FOR SALE
PRICE GUIDE - $990,000

VIEW
Sat 7th Nov @ 11:30AM - 12:00PM

AGENTS

Gerard Pacillo
0431 596 145
gerard@ljhfp.com.au

Alessio Vozzo
0410 837 446
alessio@ljhfp.com.au

AGENCY

LJ Hooker Flinders Park
(08) 8352 1155

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

cabinetry, overhead storage, and a highly desirable walk-in pantry, delivering both functionality and style.

The privately positioned master suite features a walk-in robe and ensuite, while the remaining three bedrooms are fitted with built-in wardrobes, providing comfortable accommodation for family members and guests alike.

Designed for year-round comfort, the home is equipped with ducted reverse-cycle air conditioning throughout, and low-maintenance flooring further enhance the contemporary appeal.

Sliding doors open to the undercover alfresco entertaining area, creating the ideal space for family gatherings, weekend barbecues, or simply relaxing outdoors while enjoying the ease of low-maintenance living.

Property Highlights
- Master suite with walk-in robe and private ensuite
- Built-in robes to bedrooms 2, 3 and 4
- Open-plan living and dining area
- Additional living/lounge space for family flexibility
- Well-appointed kitchen with walk-in pantry
- Undercover alfresco entertaining area
- Floating floorboards throughout
- Ducted reverse-cycle air conditioning throughout
- Garage with internal access and remote panel-lift door
- Bluescope steel frame construction with 50-year structural performance warranty
- maintenance allotment
- Quality-built home designed for modern family living

Lifestyle & Location
Enjoy the convenience of living in a thriving family-friendly suburb, just moments from Newton Village Shopping Centre, local cafés, restaurants, and everyday amenities.

Families will appreciate the proximity to quality schooling options, including East Marden Primary School, East Torrens Primary School, Charles Campbell College, St Joseph's School, and Sunrise Christian School.

Outdoor recreation is at your fingertips with Thorndon Park Reserve, walking trails, playgrounds, and open green spaces nearby, while easy access to the Paradise O-Bahn Interchange provides a convenient commute to the Adelaide CBD.

Combining generous accommodation, premium inclusions, proven build quality, and an enviable location, 1B Rowney Avenue delivers the complete family lifestyle package in one of Adelaide's most sought-after eastern suburbs.

For more information contact:
Gerard Pacillo 0431 596 145
Alessio Vozzo 0410 837 446

To register your interest or to make an offer, click the link below:
https://prop.ps/l/UNTASymw2Hje

Disclaimer:
Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

RLA 215339

MORE DETAILS

Property ID	K3XH67
Property Type	House
Land Area	341 m2
Including	Ensuite
	Toilets (2)











Gerard Pacillo 0431 596 145
Property Consultant | gerard@ljhfp.com.au
Alessio Vozzo 0410 837 446
Sales Associate | alessio@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155
Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.





Area (Estimate only)

Living	154.64 m2
Garage	21.23 m2
Porch	3.78 m2
Alfresco	10.56 m2
Total	**190.20 m2**

For illustrative purposes only.
All measurements are approximate

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.