

Campbelltown, 2a Alan Avenue

Spacious Torrens Titled home in sought after suburb

4 2 2

Entering the home into a bright and welcoming lounge room, fitted with a ceiling fan. A 5th bedroom which doubles as a study is just off to the right, perfect for larger families, or those who work from home.

The kitchen and meals area features a pitched ceiling and high windows, creating a spacious feel to the area. and boasts plenty of cupboard space, stone benchtops, dishwasher and a gas cooktop.

Master bedroom has a walk-in wardrobe and ensuite. Two other bedrooms are fitted with built-in wardrobes, and the fourth bedroom has handy backyard access.

Outside, the undercover entertaining area adjacent to the kitchen is ideal for year round entertaining. A single garage provides secure off-street parking, plus driveway parking for an additional vehicle.

For Sale
Contact Agent

View
ljhooker.com.au/X0GHDM

Contact
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Walking distance to Newton Central Shopping Centre, Tony and Marks and an array of cafes and restaurants to explore. A quick 20 minute drive into the CBD, or hop on nearby public transport. A selection of parks nearby including Unity Park and Charlesworth Park. Great schooling options nearby include Charles Campbell College and Morialta Secondary College.

Key Features

- Living room at the front of the home, with a ceiling fan
- Kitchen boasts stone benches, gas cooktop and ample storage
- Meals area adjacent, with pitched roof
- Family bathroom has a large bathtub, storage and separate WC
- Laundry fitted with plenty of cupboard space, and has external access
- 5 Bedrooms, or 4 and a study
- Master bedroom with walk in wardrobe and ensuite
- Simple and easy care gardens
- Single garage, plus driveway parking
- Recently installed solar panels, hot water service and ducted reverse cycle air conditioning

Specifications

Title: Torrens Titled

Year built: 2007

Land size: 351sqm (approx)

Council: Campbelltown City Council

Council rates: \$1800.25pa (approx)

ESL: \$154.25pa (approx)

SA Water & Sewer supply: \$190.56pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	X0GHDM
Property Type	House
Land Area	351 m ²
Including	Air Conditioning Close to Schools Close to Shops Close to Transport

Lisa Xu 0432 235 818

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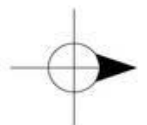
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