



Campbelltown, 5 Kalimna Avenue

An Opportunity Not To Be Missed

Located in this ever popular North Eastern area with only a 20min drive to the Adelaide CBD being 8 kms away, also within close proximity to shops, schools and the Oban. This home is positioned in a no through road and on land size of approx 749m². Allotment dimensions are approx 63 feet frontage and a depth of 126 feet. The allotment has no easements and there are some reasonably new homes in the street, giving this location scope for a possible subdivision subject to the necessary consents and approvals.

The home itself is constructed of solid brick and features a large front garden with driveway for additional three cars. The home itself consists of a large open plan formal lounge/dining area to the front of the home. There are three bedrooms with the large master having a built in robe. The eat in kitchen offers a gas stove and plenty of cupboards.



Disclaimer: 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.



For Sale

\$860,000 - \$880,000

View

ljhooker.com.au/63DVFDC

Contact

Corey Voss

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Steve Jacobs

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**LJ Hooker Craigmore | Elizabeth |
Salisbury**

(08) 8255 9555

Year round comfort is provided for with ducted evap cooling and a gas wall heater to lounge room. Step outside to the separate laundry and ample under cover areas with the carport and full length rear verandah.

The big bonus here is a large separate rumpus room with sliding door entry, bar and air conditioning. This could also be utilised as a fourth bedroom or teenagers retreat accommodating for a whole range of families. The spacious rear yard also has two toolsheds.

The home is currently tenanted and returning a rental amount of \$400 per week. There is a periodic lease agreement in place meaning the tenants would need to be given 60 days notice to vacate if you require vacant possession or leave the lease ongoing if you require.

Current charges are as follows -

- water supply charge \$74.20 p/q
- sewer supply charge \$118.20 p/q
- council rates \$1974.15 p/a

Please phone or email for an inspection time to be arranged with the tenants.

COREY VOSS PH: 0412 262 180.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355



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More About this Property

Property ID 63DVFDC

Property Type House

Land Area 749 m²

Corey Voss

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

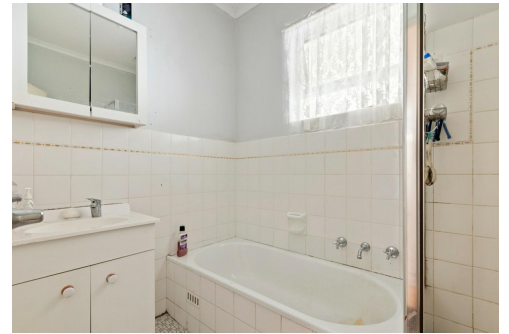
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5 KALIMNA AVENUE, CAMPBELLTOWN

INTERNAL - 110.1 SQM
EXTERNAL - 120.1 SQM
TOTAL - 230.2 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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