



2/95 Clairville Road, Campbelltown

Sophisticated Living in a Prime Lifestyle Location

Positioned in a peaceful and private group of just four contemporary homes, this beautifully appointed townhouse delivers effortless modern living in the heart of the sought-after area of Campbelltown. Built in 2021 and designed with lifestyle in mind, this is the perfect opportunity for first home buyers, professional couples, downsizers or savvy investors looking to secure something truly special.

From the moment you step inside, you are welcomed by a light-filled open plan living, dining and kitchen space where 2.7m ceilings, LED downlights and expansive windows combine to create a wonderful sense of space and warmth. The stylish kitchen is both functional and sophisticated, featuring quality stainless steel Euro appliances, stone benchtops and a generous corner pantry.

Glass doors seamlessly connect the dining area to the undercover alfresco entertaining space, complete with ceiling fan and outdoor blinds - ideal for year-round gatherings, quiet morning coffees or relaxed evenings with friends.

Upstairs, the accommodation is thoughtfully designed for comfort and versatility. The spacious master suite enjoys stunning foothill views

3  2  2 

FOR SALE
\$839,000 - \$889,000

VIEW
Sat 16th May @ 1:15PM - 1:45PM

AGENTS
Carla Doecke
0456 830 122
carlad@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

through wide open windows fitted with block-out blinds, along with a walk-in robe and sleek ensuite boasting a generous double-sized shower. Bedrooms two and three both include built-in robes and block-out blinds, while a second living area upstairs provides the flexibility for a home office, retreat or additional lounge space, all framed by sweeping foothill outlooks.

Ducted reverse cycle air conditioning throughout ensures year-round comfort, while secure undercover parking for two vehicles adds further practicality. Combined with the home's secure and low-maintenance setting, this is an exceptional opportunity to enjoy easy-care living without compromise.

Features you will love:

- Three generous bedrooms, including a spacious master suite complete with walk-in robe, private ensuite and block-out blinds for added comfort and privacy
- Bedrooms 2 and 3 both feature built-in robes and block-out blinds
- Sleek and modern kitchen equipped with quality appliances including a 5-burner gas cooktop, 900mm oven, dishwasher, walk-in pantry and stylish stone benchtops
- Impressive 2.7m ceilings throughout enhance the sense of space and natural light
- Ducted reverse cycle heating and cooling ensures year-round comfort in every season
- LED downlights throughout provide a modern touch and energy-efficient lighting
- Flexible dual living areas offer versatility for families, entertaining or working from home
- Covered alfresco entertaining area complete with pull-down blinds and ceiling fan for comfortable outdoor living all year round
- Rainwater tank for added efficiency and low-maintenance living
- Secure undercover parking with room for two vehicles
- Convenient additional downstairs toilet for everyday practicality

Combining contemporary style, privacy and a highly desirable location, with both Newton Village and Campbelltown Shopping Centre within easy reach, along with popular cafés and restaurants, quality schooling, public transport and local reserves, this impressive townhouse presents a lifestyle opportunity not to be missed.

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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID 2DDPGJU
Property Type House
House Size 142 m2
Land Area 121 m2
Including Ducted Cooling
Ducted Heating
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Water Tank

Carla Doecke 0456 830 122
Sales Specialist | carlad@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au



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UPPER LEVEL



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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