

## Campbelltown, 4/8 Ann Street

Sold by George De Vizio & Julian Rullo of LJ Hooker  
Adelaide Metro



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/WPDFDG](http://ljhooker.com.au/WPDFDG)

**Contact**  
**George De Vizio**  
0412 392 158  
[gdevizio@ljhadelaidemetro.com.au](mailto:gdevizio@ljhadelaidemetro.com.au)

**Julian Rullo**  
0407846417  
[julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)

Tucked away at the rear of a modern complex, this beautifully appointed three-bedroom townhouse, built in 2022, offers a quiet and private lifestyle in a sought-after cosmopolitan location. Ideal for first home buyers, investors and young families alike.

The home is thoughtfully designed for comfortable living, featuring three generously sized bedrooms, with the master suite boasting a walk-in robe and private ensuite. The remaining two bedrooms are well-served by the stylish main bathroom, complete with a full-size bathtub - perfect for families.

The heart of the home is the light-filled open plan kitchen, living and dining area, seamlessly connecting to a paved outdoor entertaining space - perfect for alfresco dining or relaxed weekend gatherings. The kitchen is a standout, showcasing sleek stainless steel appliances, Caesar stone benchtops and ample cupboard space to cater to all your



**LJ Hooker Glynde**  
**(08) 8336 3899**

**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.

culinary needs.

What you'll love;

- \*Located at the rear
- \*Built in 2022 on a low maintenance allotment
- \*3 good size bedrooms
- \*Main bedroom includes walk-in robe and ensuite
- \*Paved outdoor entertaining area
- \*Upstairs landing ideal for a study or small rumpus
- \*Added convenience of 2 tandem style car parking undercover
- \*Reverse cycle air-conditioning
- \*Paved outdoor entertaining area
- \*Zoned for East Marden School

Further enhancing the appeal is the added convenience of undercover tandem-style parking for two vehicles. Ideally located within walking distance to the vibrant Campbelltown precinct, residents will enjoy easy access to cafes, a supermarket, medical centres, North Eastern Community Hospital and banking facilities. Families will also appreciate the property's inclusion in the highly regarded East Marden Primary School zone.

Modern, low-maintenance and superbly positioned, this is a lifestyle opportunity not to be missed.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* 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 advice.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

<b>Property ID</b>	WPDFDG
<b>Property Type</b>	House
<b>Including</b>	Ensuite Toilets (2)

### George De Vizio 0412 392 158

Sales Manager | [gdevizio@ljhadelaidemetro.com.au](mailto:gdevizio@ljhadelaidemetro.com.au)

### Julian Rullo 0407846417

Sales Consultant | [julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)

### LJ Hooker Glynde (08) 8336 3899

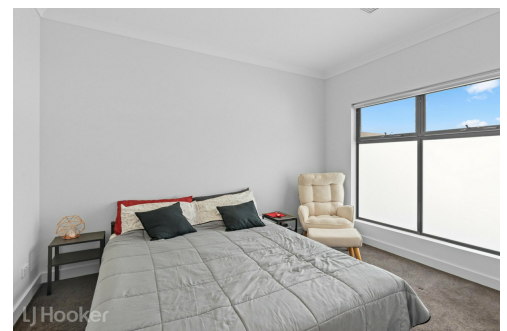
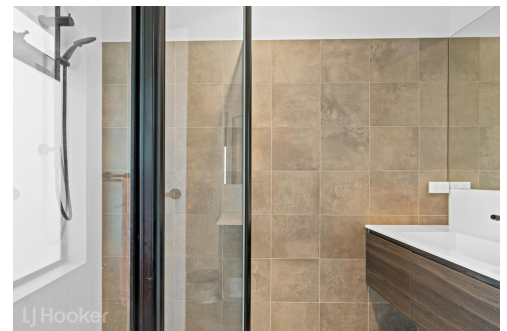
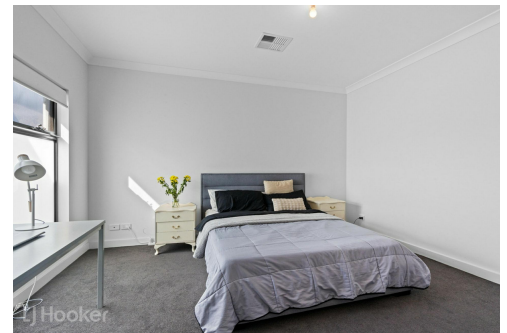
2a Portrush Road, PAYNEHAM SA 5070

[glynde.ljhooker.com.au](mailto:glynde.ljhooker.com.au) | [stpeters@ljhadelaidemetro.com.au](mailto:stpeters@ljhadelaidemetro.com.au)

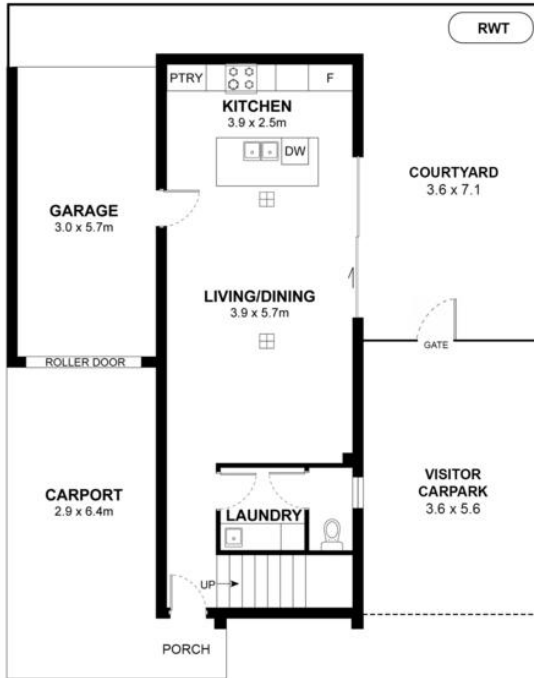


**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**LJ Hooker Glynde**  
**(08) 8336 3899**



GROUND FLOOR



FIRST FLOOR



**4/8 Ann Street, Campbelltown SA 5074**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.