



3 Generations of success

TRANMERE

76b Arthur Street



BEST OFFER

3 Bed | 2 Bath | 2 Car



THEON BRUSE

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BEAUTIFULLY BUILT AND VERY SPACIOUS

This is a special home built to exacting standards by a traditional builder. A custom home with so many features and extras.

Separate Torrens Title home built in 2013.

Stunning second living room complimented with a lovely North facing garden outlook and stylish coffered ceiling and cornices.

Separate study room.

Open plan living and dining area complimented by refreshing, natural light and the perfect flow for family living and entertaining.

Gorgeous kitchen finished in stylish custom joinery with a lot of bench space and storage.

Second outdoor kitchen in the enclosed alfresco area / 3rd living room. Such a rare find!

Large undercover outdoor pergola area. This could be a wonderful outdoor all weather childrens play area.

3 to 4 bedrooms

Main bedroom suite complete with a generous walk in robe and luxurious ensuite bathroom.

Bedrooms 2 & 3 both include built in robes and are adjacent the well designed 3 way bathroom.

Separate laundry.

Lock up garage with drive through for a second undercover carport if required.

Electric front driveway gate for excellent security and privacy.

Great location in sought after Tranmere.

Only a short walk to:

Firle Shopping centre

The Gums Reserve

Daly sports oval

Public transport

Zoned to Magill Primary School and Morialta Secondary College

Eastern suburbs living at its best.

PROPERTY INFORMATION

- ▶ **Certificate of Title**
Volume 6075 Folio 983
- ▶ **Council**
City of Campbelltown
- ▶ **Zoning**
GN - General Neighbourhood
- ▶ **Council Rates**
\$2,223.95 per year
- ▶ **SA Water Rates**
\$974.64 per year
- ▶ **Emergency Services Levy**
\$186.05 per year
- ▶ **Year Built**
2013
- ▶ **Land Size**
390sqm
- ▶ **School Zoning**
Magill Primary School
Morialta Secondary College



PROPERTY LINK

LETTER OF OFFER



TRANMERE

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15m²

Alfresco

26m²

Verandah

2m²

Porch

3m²

Shed

159m²

Living

205m²

TOTAL

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