

CAMPBELLTOWN

14 | 25 Hart Street



BEST OFFER

3 Bed | 2 Bath | 2 Car



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SPECIAL!

Front home adjacent Lochiel Park. So much natural light.

You will love this location. Only one home to beautiful Lochiel Park. Peaceful walking trails, bird life and tranquil tree top views. This home offers a wonderful living environment with all the benefits of the suburban lifestyle.

Built in 2024 and in immaculate condition.

East Marden Primary School zone.

Walk to the Golf course.

15 minutes to the city.

Being the front home in this attractive group, the home enjoys a bigger rear and side yard and so many full-size windows to enjoy the tree top outlooks and bring in the natural light.

Large garage and a large second carport.

Spacious light and bright open plan living room. Large enough to accommodate extensive furniture. Big windows with an outlook over the rear and side garden areas.

Fully equipped kitchen complete with quality SMEG appliances, an abundance of storage and bench space including a large island bench.

Beautiful outdoor spaces surrounded by lovely gardens and lawn areas. These spaces are bigger than most similar properties, thanks to the street front position. The tree top outlook from the under cover alfresco is absolutely glorious.

Separate laundry.
Ground level 3rd W/C.

Upper-level retreat with a stunning open void. This room would make the perfect second TV room, kids' playroom or home office.

Main bedroom suite is so generous in size and features a walk-in robe and luxurious ensuite bathroom and even a built-in dresser. Bedrooms two and three include built-in robes and are adjacent to the full size sparkling second bathroom.

181m2 of total house size.

Double glazed windows and sliding doors.

3.3KW solar system.

Ducted reverse cycle air conditioning with full zone control.

Floor to ceiling tiles to bathrooms.
Solid stone bench tops throughout.
Quality curtains and blinds.
Plus much more.

This home is for sale by best offers and will sell quickly. Come along to one of the advertised open inspections and enjoy the view. It's a good one!

PROPERTY INFORMATION

- ▶ **Certificate of Title**
Volume 6306 Folio 820
- ▶ **Council**
City of Campbelltown
- ▶ **Council Rates**
\$1608.80 pa (approx.)
- ▶ **SA Water Rates**
\$188.50 per qtr (approx.)
- ▶ **Emergency Services Levy**
\$147.05 pa (approx.)
- ▶ **Community Rates**
\$363 per qtr (includes building insurance and sinking fund)
- ▶ **Year Built**
2024
- ▶ **School Zoning**
East Torrens Primary School
Morialta Secondary College



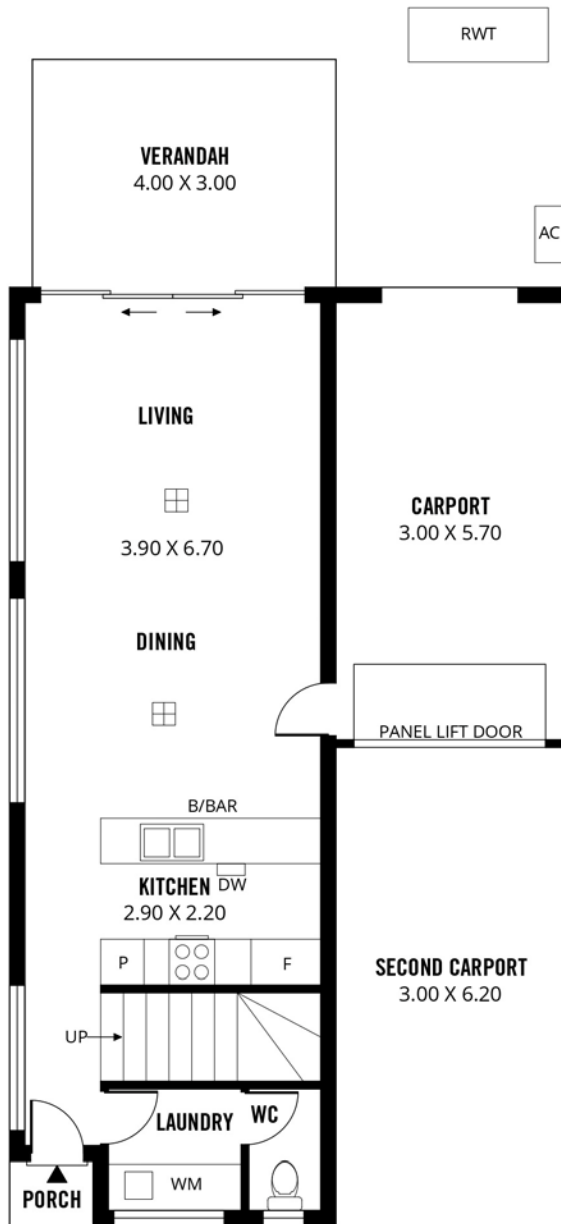
PROPERTY LINK

LETTER OF OFFER

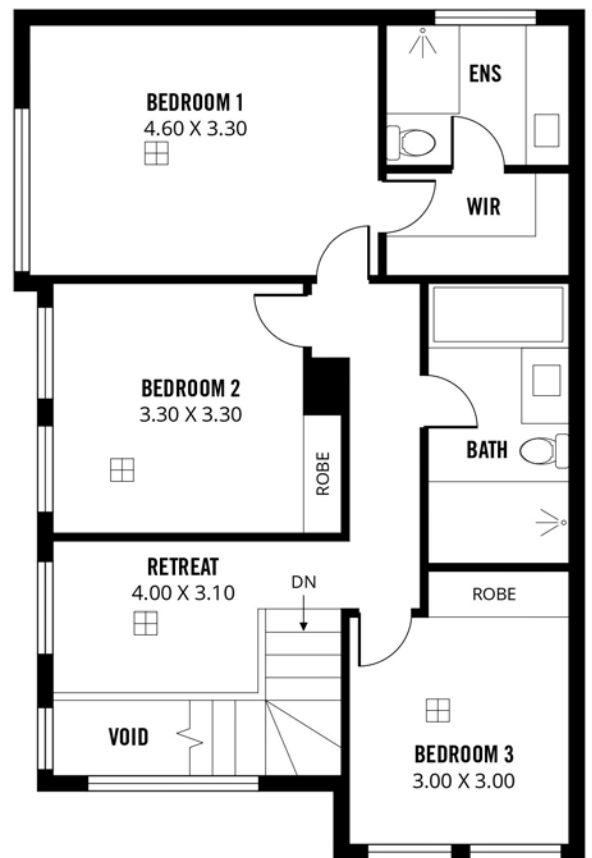


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LOWER FLOOR



UPPER FLOOR



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