

**1/4 Kareda Dr, Campbelltown, SA, 5074**



**House For Sale**

Wednesday, 13 November 2024

1/4 Kareda Dr, Campbelltown, SA, 5074

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Low Maintenance Living in Prime Location

This beautifully presented two bedroom home is set in a quiet and peaceful position, close to a host of wonderful lifestyle amenities including local shops, cafes, sporting facilities, picturesque Linear park, and fantastic transport links to the city including the O-Bahn.

Upon entrance you will discover the light and bright spacious lounge room with outlook to the private front garden.

Stepping through to the air-conditioned dining room and adjacent new kitchen offering neutral décor, gas cooking, dishwasher and ample storage space leading through glass sliding door to paved outdoor entertaining area set within an expansive low maintenance rear garden with garden shed and rainwater tank.

Two spacious bedrooms both with built-in robes and ceiling fans take in the front garden views, serviced by the modern new bathroom with separate shower with seamless door, bath, vanity, separate toilet and laundry with spacious linen cupboard and external access.

Single carport with access to rear yard via secure gate with additional off-street parking available.

Perfect entry into the property market as a first home or ideal investment opportunity.

Features include :

- Two bedrooms with built-in robes & ceiling fans
- Lounge room with outlook to front garden
- Spacious kitchen with dishwasher & gas cooking
- New modern bathroom
- Separate laundry & toilet
- Paved entertaining pergola area
- Single car carport with additional vehicle parking
- Expansive rear garden

Specifications:

CT / Volume 5037 Folio 454

Council / Campbelltown

Zoning / General Neighbourhood

Built / 1981

Internal / 84 m2 (approx.)

Council Rates / \$298.00 pq (approx.)

SA Water (Supply & Sewerage) / \$165.00 pq (approx.)

Strata (Admin Fees) / \$ 696.00 pq (approx.)