

28/44 Glynburn Road, Hectorville, SA 5073



Townhouse For Sale

Wednesday, 8 January 2025

28/44 Glynburn Road, Hectorville, SA 5073

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 93 m2

Type: Townhouse



Hailey Colledge
0451224966



Janine Bergin
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EOI: (\$450,000) Closing Tuesday 21/01/25 at 12pm

Nestled away from the hustle and bustle yet only moments from everything you need, this two-story, strata-titled townhouse offers the perfect balance of privacy and accessibility. Ideal for first-home buyers, downsizers, small families, and savvy investors, this property is a gem waiting to be discovered. Built in 1975 and thoughtfully updated, the home boasts a welcoming charm and modern comforts. The ground floor features an open-plan living and dining area complemented by a separate kitchen with abundant storage. A separate laundry opens directly to a private rear courtyard garden, perfect for relaxation or entertaining. The home's standout features include:- Modern timber laminate flooring downstairs and a stunning wooden staircase- A neutral colour palette, ensuring a fresh and inviting atmosphere- Keyless entry and a ducted reverse cycle air conditioning system for comfort and convenience- A security system for added peace of mind. The kitchen is well-equipped with Electrolux appliances, including an oven, stove, and a filter tap and double sink, while the upstairs area offers two generously sized bedrooms with built-in robes and a stylish, modern bathroom. Outdoor highlights include a low-maintenance rear courtyard with artificial turf and a garden shed, and a single carport conveniently located immediately in front of the property. This property's location is simply the best, offering superb access to public transport and an endless choice of shopping and dining options. Firlie Plaza, Marden, and Newton Central shopping centres are all within close proximity. Aldi is conveniently across the road, while The Glynde Hotel, Pasta Deli and charming cafes are just moments away. Whether you're looking to move in or invest, this beautifully updated townhouse combines style, convenience, and an enviable location. Don't miss out on this exceptional opportunity! Expressions of Interest: Closing Tuesday 21st January at 12pm (\$450,000) CT: Volume 5059 Folio 779 Council: City of Campbelltown Council Rates: \$1,196.00 per annum (approx) Water Rates: \$165.55 per quarter (approx) Strata Levy: 423.00 per quarter (approx) Year Built: 1975 (approx) To make an offer, scan the code below: <https://prop.ps/l/k3j7a3m5kJdV> (Please copy and paste the link into your browser)