

**1/30 Fitzroy Avenue, Camden Park, SA 5038**

**NOAKES  
NICKOLAS**

**Sold Unit**

Thursday, 9 November 2023

1/30 Fitzroy Avenue, Camden Park, SA 5038

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 451 m2**

**Type: Unit**



Zac Watts  
0448217726



Mason Lucks  
0415660707

**\$685,000**

SOLD BY ZAC WATTS Set in a pleasant red brick strata group, this mid 90's three-bedroom unit on a generous 451m<sup>2</sup> allotment offers a spacious home base and a street outlook onto Fitzroy Avenue. Enter via the porch directly onto the timber look floors of the lounge to be met with a wonderful light-filled space with views to both the street and rear garden. Both the kitchen and bathroom renovated in the last few years to deliver contemporary shapes you'll love to use daily. The modern kitchen is bright in white cabinetry and gleaming tiles, punctuated by quality appliances and offering an abundance in cabinetry, while the dining flows effortlessly via sliding doors to the garden beyond. Wrapped in low maintenance garden beds and shaded under an established tree, a sizeable lawn delivers a real sense of space, giving you room to move, relax or entertain. Three sunny bedrooms are fitted with built-in robes and the quality blinds that carry throughout the unit, the largest boasting charming picture windows that overlook the garden and white picket fence. The contemporary main bathroom includes an updated vanity, and cabinets, with a bath and a handy separate toilet. Wonderfully self-contained and very spacious for a unit, this is a fantastic opportunity to secure a home base that you can enjoy for years to come, or a no-brainer set-and-forget addition to the portfolio. Living on Fitzroy Avenue, residents can become regulars at KOM Coffee, join nearby Glenelg Golf Club, or jump on the train to the beach or CBD and explore the best that Adelaide has to offer from this handy location between the coast and the city. Close to Kurralta Central, including Coles and Kmart, everyday shopping is a breeze, there's plenty of schools a stone's throw away, and frequent flyers can enjoy easy access to Adelaide Airport from Camden Park. More features to love: \*Plantation shutters in living room scheduled to be installed December 2023\*\*The backyard has great potential for the addition of a veranda or pergola (stcc)\*- Gas heating and ducted evaporative cooling- Secure carport with roller door and further off-street parking on driveway- 2KW solar system with inverter- Dedicated laundry with external access- Potential space for a outdoor veranda with approval- Zoned and walking distance to Plympton International College and within the catchment area for Netley Kindergarten- Easy access to buses along Anzac Highway plus trams- Just over 3km to the beach and 5km to the Adelaide CBD Land Size: 451sqm Year Built: 1994 Title: Strata Council: City of West Torrens Council Rates: \$1,102.50 PASA Water: \$153.70 PQES Levy: \$124.30 PA Strata: \$589 PQ Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.