

1 Mabel Terrace, Camden Park, SA 5038



Sold House

Tuesday, 15 August 2023

1 Mabel Terrace, Camden Park, SA 5038

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 690 m²

Type: House



Andrew Hodge



Alex Lahey
0450073554

\$892,000

This stone fronted, solid brick home possesses lovely street appeal & a bit of 50's flair. Positioned in what is widely regarded as Camden Parks' most desired and convenient locations, the home sits on a generous allotment of approx. 690sqm. With instant warmth and neutral décor, renovations done over time elevate comfort & functionality, providing an ideal family home with the option to add value in your own time. A modern central kitchen forms the hub of busy living with loads of storage, bench space, dishwasher & potential casual dining area and connects to a bright sunroom at the rear that could be a welcomed space as a study. The main living at the front of the home provides a bright lounge overlooking the front yard with a cosy gas fire while a spacious dining area sits adjacent. A large addition to the rear of the home offers flexible space as sliding doors opening to the entertaining area & looking over the rear yard make for a great family room or perhaps a master suite. Two other bedrooms to the front are a good size, both with built-in robes. The bathroom is fresh & modern with a separate bathtub, large shower alcove & vanity with a convenient separate loo accessed from the upgraded & spacious laundry. Extensive undercover areas allow for entertaining on a large scale where the carport accessed via automatic roller door and pergola all connect to a solid brick garage with a 2nd roller door. Being that there is a large shed further along to keep clutter at bay, the generous, brick garage with concrete floor brings an easy conversion to a rumpus room or home office. This all has exciting possibilities for a family or is a great set up for a tradie needing space & security for toys & a workshop. A large rear yard provides plenty of room for the kids to enjoy or to contemplate future additions or perhaps a pool subject to the usual consents. The allotment has subdivision potential for 3 row dwellings, all with street frontages, again subject to consent but the immediate, complete & inviting home seems most desirable. Future plans for the Morphettville Racecourse Development will bring improved amenities to your fingertips with specialty retail, café's, a Supermarket & a new Tavern. This adds to the renowned conveniences of this location with easy public transport options including a moment's walk to the tram for access to the CBD or cosmopolitan Jetty Road Glenelg and gorgeous beaches, great recreation & schooling options are within easy reach along with Adelaide Airport & Harbour Town close by. Other Features Include: • Polished floorboards throughout • Decorative ceilings • Ducted evaporative cooling • Ceiling fans • Security Alarm This is a real hidden gem in an outstanding location where all conveniences are at your fingertips.