

**1 Verco Avenue, Campbelltown, SA 5074**



**House For Sale**

Thursday, 13 June 2024

**1 Verco Avenue, Campbelltown, SA 5074**

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 688 m2**

**Type: House**



Clarence Ling  
0413265155



Lyn Sagarino  
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## **Auction Sat 6 July 2:30pm (USP)**

Family buyers, builders, investors and developers seeking a sensational location to build a substantial family residence or two courtyard homes (stcc) can put this property down as No.1 on their list. Several factors make this your first choice: - It has corner block benefits – dual street frontage for separate entries- The popular location enjoys a wide range of diverse local amenities- The allotment offers 688sqm (approx.) In the heart of cosmopolitan Campbelltown locals enjoy a bustling community and a vibrant café culture peppered with produce stores, thriving restaurants, shopping centres humming with activity, medical facilities, amazing nature reserves and a bustling outdoor activity scene. Currently this exceptional landholding is home to a large sixties' residence which is tenanted until 8th of November 2024 at \$780.00 per week, adding investment appeal to a long list of desirable features. - An easy 6.9kms approx. commute to the city- 3.3kms approx. to Paradise Interchange - Just 550m approx. to East Torrens Primary School (unzoned)- Zoned Charles Campbell College (2kms approx.)- Close to St Joseph's School Hectorville- Easy 1.2km approx. walk to the ARC Campbelltown - 2.2kms approx. to Linear Park walking trails and Felixstow Reserve- Great hikes at nearby Black Hill and Morialta Conservation Parks- Short drive to Target Newton and the Newton Village Shopping Centre RLA 285309