

12 Camille Street, Hallett Cove, SA 5158

HARRIS

House For Sale

Thursday, 30 May 2024

12 Camille Street, Hallett Cove, SA 5158

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 627 m2

Type: House



Marco Wenzel
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Ryan Chester
0466182082

\$800k

Tucked quietly away from the world while still seconds from everything that makes Hallett Cove so coveted, 12 Camille Street ticks every box in record time. A classic rendered façade is complemented by dual decks, slate-tiled porch, and established gardens, harmonising flawlessly with the street scape. Canopied by high ceilings and lined with picture windows, a classic mid-century footprint has been upscaled into a Hamptons haven, soft grey palette and light wash timber floors creating a calm retreat. Combining gas cooktop, stone benchtops and subway tiled splashback, as well as plentiful bench and cupboard space, the kitchen is a worthy workspace for chefs of all commitment levels. Poised overlooking adjacent dining area, and wrapped with L-shaped living room, it's a home hub defined by both space and flow. Four spacious bedrooms are spread across two wings for maximum privacy, with main bedroom serviced by upscale ensuite. Three additional bedrooms expand flexibility to adapt as work-from-home studios, playrooms or retreats as required, all serviced by a family bathroom with bathtub, freestanding shower, wide vanity and separate WC, ready to host the morning rush and evening wind down. An expansive paved pergola instantly secures its place as your alfresco epicentre, providing ample footprint for both lounging and dining. An extensive rear yard completes the allotment with plenty of outdoor leisure space, lush lawns and established garden beds uniting gazebo and powered workshop, creating an outdoor retreat ready to take you from a morning coffee to passion projects to extended family Christmas day seamlessly. With Hallett Cove Beach, Conservation Park, and boardwalk within walking distance, it's easy to get out and burn off energy with the kids and furry family members. Numerous amenities are at your fingertips, with Hallett Cove Shopping Centre on hand, and only a 30-minute drive to the Adelaide CBD, or utilise the train line from Hallett Cove Station for an effortless commute, while Hallett Cove East Primary School and Hallett Cove School are nearby for an easy morning school run. Easy living in its purest form. Welcome home. More to love:

- 6.5kw solar panel system with 24 panels
- Secure single garage and additional off-street parking
- Separate laundry with exterior access
- Ducted evaporative air conditioning and gas heating
- Established gardens
- Timber look floating floors and tiles
- High ceilings
- Roller shutter to bedroom window
- NBN
- Rainwater tank
- Built-in robes to two bedrooms
- Feature leadlight window to entryway
- Fruit trees

Specifications: CT / 5467/536 Council / Marion Zoning / HN Built / 1978 Land / 627m² (approx) Frontage / 20.57m Council Rates / \$1,374.05pa Emergency Services Levy / \$131.60pa SA Water / \$157.09pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Hallett Cove School, Hallett Cove South P.S, Hallett Cove East P.S, Sheidow Park P.S, 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409