

**13 Bristol Avenue, Camden Park, SA 5038**

**HARRIS**

**House For Sale**

Saturday, 2 December 2023

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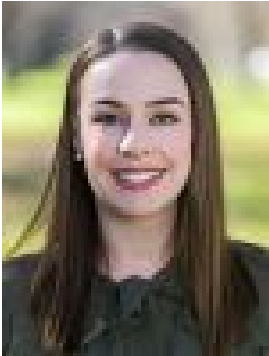
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 320 m2**

**Type: House**



Allison Bond

0402341052

**\$699k-\$760k**

With tenants locked in until May 2024, this neat-as-a-pin 3-bedroom home rolls on as a no-fuss, astute 'set and forget' investment until it's decision time: keep it humming away on a highly competitive rental market or move in and relish the lifestyle it affords between the city and sea, all for yourself. Whatever you do, there's no denying the wonderful simplicity of this Torrens titled home that hits the sweet spot between easy and spacious, making it ideal for downsizers in search of the quiet life, professionals who live life in the fast lane and young families eager to enter the market. Three nicely sized bedrooms. Check. A bay-windowed lounge room with updated timber-look flooring, bundles of natural light and room for all your furniture and indoor plants. Check. Check out that kitchen; a storage-laden and highly functional space with solid timber cabinetry, dishwasher, brand new gas cooktop and room for a dining suite. A secure rear yard features a lawned area, space for kids and small pets to play, and a patio/pergola that doubles in size if you aren't storing the car in the connected carport. Less than 10 minutes from the beach (Glenelg) and no more than 15 from the CBD, Camden Park couldn't be better placed for anyone who values downtime and easy commutes in equal measure. It's the perfect fit. More to love: -?Guaranteed rent of \$460/week locked in until May '24 -?Neatly presented inside and out -?Lock-up carport, plus additional off-street parking in front -?Large lounge/family room with loads of natural light -?Plenty of storage -?Efficient split R/C for year round comfort -?Neutral colour scheme -?Ultra easy-care gardens with secure rear -?Walking distance from public transport -?A short drive from Immanuel Colleges -?Moments from Coles Anzac Highway and Glenelg Golf Club. Specifications: CT / 5078/634 Council / West Torrens Zoning / General Neighbourhood Built / 1992 Land / 320m<sup>2</sup> Frontage / 14.05m Council Rates / \$1241.95pa SA Water / \$163.34pa ES Levy / \$142.20pa Estimated rental assessment / \$560 to \$590 per week / Written rental assessment can be provided upon request Nearby Schools / Plympton International College, Plympton P.S, Forbes 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