

# 14 Spencer Street, Campbelltown, SA 5074



## Sold House

Thursday, 24 August 2023

14 Spencer Street, Campbelltown, SA 5074

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 617 m2**

**Type: House**



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**\$785,000**

We are proud to welcome you to a wonderful family home located in the popular suburb of Campbelltown. Beautifully positioned in this family-friendly and lifestyle-rich location with schools, parks, sporting facilities and the iconic Linear Park Trail all just a short stroll away! This solid double brick and secure property, built in the 1960s and boasting Torrens Title ownership, presents a fantastic opportunity for families, first-time buyers, or savvy investors seeking a spacious and versatile living environment. As you approach the property, you'll be impressed by the other quality homes surrounding the property and the park with a playground only a few houses away, there is also another park to the rear of the house. The property offers a great street presence with the home sitting proudly behind the brick facade that exudes a sense of charm and character. Whether you are looking for a move-in ready home or an opportunity to add your personal touch, this property offers the ideal canvas for your vision. With a generous 617 sqm\* of land, there is plenty of space to roam and enjoy outdoor activities. The wide frontage adds to the appeal, providing a welcoming entrance to the property. This home is perfectly suited to a range of buyers. Step inside, and you'll be impressed by the light and bright floorplan creating a contemporary and cohesive atmosphere. The kitchen has been updated over the years and is positioned to the heart of the home, and is complemented with gas cooking, dishwasher and plenty of bench space, and a spacious dining area. Adjacent to the kitchen, a spacious living room bathed in natural light becomes the perfect gathering spot for family and friends. The three bedrooms are thoughtfully designed, featuring ceiling fans, wide windows, and storage space for all your belongings. The bathroom has been modernised over the years and boasts a built-in bath and shower and services the house well. The separate WC adds an extra layer of privacy and functionality. With plenty on offer with a floor plan layout that delivers great adaptability, while outside enjoys a wide undercover entertaining area overlooking a sprawling and sunbathed backyard where a sea of lush grass provides all the space in the world for the kids to play or family pets to happily roam. The covered outdoor entertaining area is paved and perfect for gatherings all year round. There is also another garden shed with the green thumb in your household. The property also features single lockup garaging, ensuring the safety of your vehicle, along with extra carport space for additional parking needs.

**LOCATION** • Walking distance to East Marden Primary and zoned for Charles Campbell College moments away • Close to ARC sports centre and the leafy Linear Park Trail for active, outdoor weekends • A stone's throw to the bustling Campbelltown shopping precinct, 5-minutes to the vibrant Newton Central and only 6km to Adelaide CBD

**SUMMARY** - Freshly painted throughout- Torrens Title, 1960's built- Solid and secure family home- Plenty of space to roam with 617 sqm\*- 3 bedroom home with multiple living areas- Kitchen complete with gas cooking and dishwasher- Living room with large picture window ensuring abundance of natural light- Close to leafy Lochiel park & lineal trail & The ARC Gym and Pool- Great location, minutes from Romeo's IGA Food Hall Campbelltown- Park with playground seconds walk away and park to the rear of the property - Ducted gas heating and ducted evaporative cooling for all season comfort

On behalf of Real Simple Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.