

16 Stonehouse Avenue, Camden Park, SA 5038



House For Sale

Wednesday, 12 June 2024

16 Stonehouse Avenue, Camden Park, SA 5038

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 528 m2

Type: House



Adam Rice
0882928300



Samuel Paton
0882928300

Auction (USP)

Welcome to this stunning four-bedroom family home on a generous 528 sqm (approx.) in the heart of Camden Park, where urban convenience meets coastal charm. Perfectly positioned with easy access to Glenelg and the CBD, this residence offers an unbeatable lifestyle for families seeking a coastal lifestyle. Upon arrival, you'll be greeted by an immaculately presented home with a modern rendered frontage and a beautifully maintained, easy-care garden. Step inside to discover a spacious dining room that seamlessly connects to an open-plan kitchen and living area, featuring elegant timber-look flooring. The gourmet kitchen is truly the heart of the home, boasting a stylish island bench, 40mm stone benchtops, a gas stovetop, and ample cabinetry for all your culinary needs. The ground floor master bedroom is a luxurious retreat with a walk-in robe and an ensuite bathroom. An additional spacious bedroom on this level comes with its own built-in robe. The main bathroom downstairs is designed for relaxation, featuring a full-sized bathtub, a separate shower, and a large vanity. A conveniently located powder room adds to the practicality of the lower floor. Upstairs, you'll find two generously sized bedrooms, each with built-in robes, and a modern second main bathroom complete with a large vanity and shower. The upper level also boasts a spacious second living area, perfect for unwinding, complete with a bar for entertaining. Outdoor living is a highlight of this property, with a large undercover alfresco dining area ideal for hosting guests or enjoying family meals in the summer. The expansive grassed area is perfect for children to play, and the sparkling in-ground swimming pool with a swim jet promises endless summer fun. Additional features of this home include a dedicated study area under the stairs, split system air conditioning units throughout the downstairs, ceiling fans in the upstairs bedrooms, ample linen cupboards for storage, a laundry with external access, an alarm system, a garden shed, a 3.6kW 18 panel solar system, and a double garage. Camden Park is a sought-after suburb known for its reputable schools and vibrant lifestyle. Enjoy the proximity to Glenelg's seaside charm, premier golf courses, and the bustling Jetty Road with its array of restaurants and cafes. Outdoor enthusiasts will appreciate the local sailing, fishing, boating, coastal and river walking trails, bike paths, sports complex, and swimming centre. With Rundle Mall, Kurralta Central, Castle Plaza, Harbour Town, and Westfield Marion just a short drive away, shopping and dining options are endless. Families will value the access to quality education options, including Immanuel College, Plympton Kindergarten, Plympton Primary, Glenelg Primary, Our Lady of Grace, Brighton Secondary College, and Sacred Heart College. Camden Park truly offers a perfect blend of beachside living and urban convenience and this exquisite family home is one not to miss!

What we Love:

- Modern rendered frontage with a well-maintained, easy-care garden
- Spacious dining room seamlessly connected to an open-plan kitchen and living area
- Gourmet kitchen with island bench, 40mm stone benchtops, and gas stovetop
- Master bedroom with walk-in robe and ensuite bathroom
- Additional spacious bedroom downstairs with built-in robe
- Main bathroom downstairs with full-sized bathtub, separate shower, and large vanity
- Convenient powder room on the lower level
- Two generously sized bedrooms upstairs with built-in robes
- Modern second main bathroom upstairs with large vanity and shower
- Spacious second living space with bar
- Dedicated study area under the stairs
- Large undercover alfresco dining area
- Expansive grassed area for outdoor play
- Sparkling in-ground swimming pool with swim jet
- Split system air conditioning units throughout downstairs
- Reverse cycle ducted heating and cooling system on first floor
- Ceiling fans in upstairs bedrooms
- Ample linen cupboards for storage
- Laundry with external access
- Alarm system
- Garden shed
- 3.6kW 18 panel solar system
- Double garage
- 7 minute drive to Glenelg Beach
- Walking distance to Immanuel College
- Close to shopping centres including Rundle Mall, Kurralta Central, Castle Plaza, Harbour Town, and Westfield Marion
- Access to recreational activities such as coastal and river walking trails, bike paths, sports complex, and swimming centre

Auction: Saturday, 22nd June 2024 at 2.00pm Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. 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.