

**20 Albert Avenue, Camden Park, SA 5038**



**House For Sale**

Wednesday, 24 April 2024

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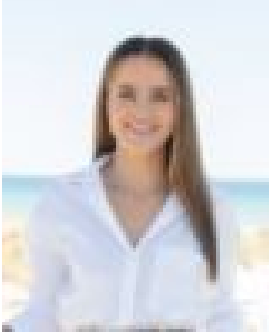
**Bedrooms: 3**

**Bathrooms: 1**

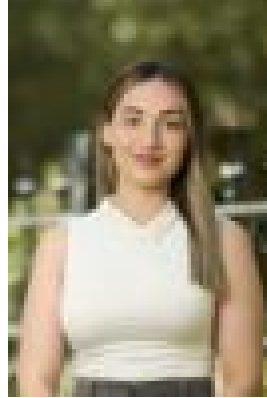
**Parkings: 4**

**Area: 277 m2**

**Type: House**



Teagan Earl  
0429819922



Mariah Poulis  
0419814108

## Auction On-Site USP

Step into this inviting property and instantly feel at ease...Enjoy the simplicity of its low-maintenance lifestyle, making it perfect for a range of buyers. Whether you're a first-time homebuyer, downsizing, investing, or seeking your next family home, here lies the perfect opportunity for a smooth transition into your next property purchase. Upon entering, you're embraced by plush carpeting, setting a warm and inviting tone. To your left, a generously lit living room awaits, complete with a split system for added comfort. Continuing onward, a vast open-plan kitchen and dining space beckons, offering the perfect setting for entertaining and making cherished memories with those dear to you. The home presents three generously proportioned, carpeted bedrooms, two of which come complete with built-in robes, providing abundant storage for your belongings. The master bedroom enhances comfort with a ceiling fan and convenient access to the dual-entrance bathroom. Additionally, the well-appointed bathroom features a large soaking bathtub and a separate toilet, offering both privacy and functionality. Step outside to find a generously sized outdoor paved area complemented by a substantial pitched verandah, equipped with blinds for year-round comfort, along with a ceiling fan - perfect for enjoying alfresco dining or simply unwinding. For added convenience, the home has a conveniently situated laundry with seamless outdoor access, making chores a breeze. Parking will never be an issue with a double garage and two additional parking spaces in the driveway, providing ample space for vehicles and guests.

**KEY FEATURES:-** Spacious open-plan kitchen & dining area - Inviting lounge room featuring plush carpeting & a split system A/C - 3 bedrooms, 2 with built-in robes - Master bedroom includes a ceiling fan & access to a dual entrance bathroom - Well-appointed bathroom with separate toilet - Outdoor paved area complemented by a verandah & ceiling fan - Conveniently situated laundry with seamless outdoor access - Double garage with 2x additional parking spaces in the driveway - Equipped with 20 solar panels for energy efficiency - Reserve located across the road and much more... With its easy access to the CBD and the allure of Adelaide's beautiful beaches, Camden Park is a highly sought-after location. Experience the convenience of cosmopolitan living and a wealth of leisure activities, including the nearby West Beach Parks and Glenelg Golf Course. Public transportation is within walking distance, and excellent schooling options, including Immanuel College, surround the area. Additionally, enjoy the convenience of being close to Adelaide Airport, Harbor Town, and the vibrant shopping and entertainment precinct of Jetty Road.

**Disclaimer:** Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement. "The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."