

24 Patricia Avenue, Camden Park, SA 5038

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 22 May 2024

24 Patricia Avenue, Camden Park, SA 5038

Bedrooms: 5

Bathrooms: 2

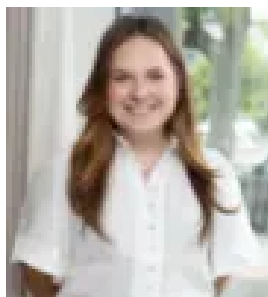
Parkings: 4

Area: 729 m2

Type: House



Simon Noakes
0402211543



Sophie Fry
0881663989

Auction 8/6 (USP)

Auction Saturday 8th of June at 9am (Unless Sold Prior). Gorgeously renovated throughout, this solid double brick, Torrens titled home on a spacious 729m² allotment is ready to provide sturdy foundations for your next chapter in Camden Park. Behind a fresh rendered facade and lo-fi modern landscaping, enjoy a stylish home that promises comfort and clever use of space all the way from the timber front door to the rear veggie patch. Embrace enduring original features including 3.1m ceilings and large front-facing main rooms, while fresh timber look floors, bathrooms, lighting and open plan living elevate it to your standards. Find four sunny and spacious bedrooms on the front of the home, three carpeted, the second with built-in robes, and the main bedroom levelling up with both a walk-in robe and private ensuite, complete with double vanity and sumptuous walk-in rain shower. The kids will be spoilt too with the main bathroom, offering a stylish bathtub, feature wall tile, large shower and wall-hung vanity. Between the lofty raked ceiling, skylight, minimalist kitchen and very open plan living, the extension leaves little to be desired. Embrace the kitchen's huge island bench and breakfast bar, chic pendant lighting, and a wall of sleek cabinetry, with high quality stainless steel appliances including a 900mm electric oven and gas cooktop ready to roll. Outdoors, the Alofresco has room for both a lounge and dining setting, while the adjacent second living space creates a fabulous opportunity for a fifth bedroom, entertaining, hobbies, or functionality as a luxurious home office. This glorious home of wide appeal really has it all ready for you on Patricia Avenue. Picture your summers outdoors overlooking the lawn and gardens, cosy candlelit dinner parties in the dining, and all the practicality of life between the coast and CBD in Camden Park. Explore local hotspots including KOM Coffee, Solar Eggs and The Highway, acquaint yourself with the local playgrounds and Glenelg Golf Club, and complete your everyday shopping with ease at Coles Plympton or IGA Novar Gardens. Don't miss these features:- Reverse cycle split system units to living areas plus ceiling fans- Double carport and off-street parking for two more cars- Powered shed- Additional generous storage located in the attic- Bill-reducing six panel solar system- Gas hot water system- Irrigated front and rear garden- Walking distance to Stop 11 Plympton Park tram stop to the CBD- Zoned to Plympton International College, close to St John the Baptist Catholic Primary and Immanuel College and within the catchment area for Netley Kindergarten- 3.4km to Glenelg and 5.4km to the Adelaide CBD Land Size: 729sqm Frontage: 16.45m Year Built: 1955 Title: Torrens Council: City of West Torrens Council Rates: \$1506.65 PASA Water: \$187.79 PQES Levy: \$161.85 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.