

33 Raymel Crescent, Campbelltown, SA 5074



House For Sale

Tuesday, 7 May 2024

33 Raymel Crescent, Campbelltown, SA 5074

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 531 m2

Type: House



Brandon Pilgrim
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Nick Griguol
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Auction On-Site Sunday 26th May 11:00AM

Wonderfully located in this much-loved pocket of the inner north-east where neighbourly vibes, schools and vibrant shopping precincts are at arm's reach, and a leisure stroll sees you walking the waterfront trails of the scenic River Torrens all has the thought of claiming a Campbelltown haven high on the agenda. Set on an enticing corner block, this solid brick late 60's home - brought into welcome modern contemporary standards with a wash of updates and refurbishments throughout - delivers an ideal base for young families and keen couples eager to secure space to grow. With a delightful 4-bedroom footprint complementing the dual light-filled living and rumpus zones, both well positioned either side of the modern kitchen and casual dining, there's plenty to love without lifting a finger. The modern foodie's hub complete with gleaming stainless appliances and easy-clean electric cook top finds an ideal atmosphere to whip-up nightly deliciousness for the whole family, while keeping the resident chef just a comfortable conversation away from the kids relaxing or friends over for fun-filled get-togethers. Together with sun-dappled front and back yards, and a charming timber decked alfresco providing the perfect summer season setting to sit back and watch the kids play as you sip and savour morning coffees or afternoon aperitivos... there's an unexpected ease spilling with everyday lifestyle potential here. Comfortably liveable as is, with ducted AC throughout and a 5kW solar system, there's also plenty of scope to further transform this stellar floorplan. From slight renovations improving the family-friendly functionality, to eventual redesign or rebuild possibilities capitalising on such a sought-after spot so close to a long list of all-age amenities (STCC) - this not-so diamond in the rough is every bit a hidden gem promising the brightest of futures!

FEATURES WE LOVE

- Spacious and light-filled living room, as well as sweeping separate rumpus providing plenty of space to entertain to unwind
- Updated modern kitchen adjoining the open and airy casual meals, ample cabinetry and cupboards, stainless appliances including dishwasher, and sleek electric cook top
- 4 supremely spacious bedrooms, 3 with ceiling fans and 2 with handy BIRs
- Sparkling modern bathroom featuring lots of natural light, separate shower and bath, as well as separate WC for added family convenience
- Practical laundry with storage, ducted AC throughout, and split-system AC in rumpus
- 5kW Solar panel system
- Lovely outdoor alfresco with timber decking and separate undercover entertaining area, both overlooking the private and leafy backyard
- Charming front yard with established feature tree, secure fencing and gate, and carport

Set on a spacious 531m² (approx.) corner block inviting further update, renovation or eventual rebuild potential (subject to council conditions)

LOCATION

- A short stroll to East Marden Primary, and zoned for Charles Campbell College moments away
- The scenic Linear Park and River Torrens right at your fingertips for rejuvenating walks and weekend rides with the kids
- Around the corner from both Campbelltown and Newton Central shopping hubs buzzing with popular cafés and delicious specialty stores
- Close to the Paradise Interchange for fast, city-bound commutes, 10-minutes to the iconic Parade Norwood, and under 15 to the CBD's vibrant East End

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Campbelltown Zone | GN - General Neighbourhood \\ Land | 531sqm (Approx.) House | 275sqm (Approx.) Built | 1969 Council Rates | \$1922.90pa Water | \$567.99paq ESL | \$353.60pa