

39 Patricia Avenue, Camden Park, SA 5038



House For Sale

Wednesday, 12 June 2024

39 Patricia Avenue, Camden Park, SA 5038

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 700 m2

Type: House



Jamie Thompson

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AUCTION (USP)

Jamie Thompson is proud to welcome you to 39 Patricia Avenue, Camden Park-a meticulously presented and timeless abode that masterfully blends the nostalgic charm of yesteryear with the luxuries of contemporary living. This picturesque property caters seamlessly to families, professionals, upsizers, and investors, embodying the quintessential allure of suburban living in Australia. This residence epitomizes suburban elegance. The curb appeal is undeniable, with a captivating stone-fronted facade warmly inviting you into a home that promises so much more. The flexible floorplan grants you the freedom to transform each space according to your unique needs and preferences. The home currently features three separate living quarters, perfectly suited for a variety of needs. This versatile property can be configured as a five-bedroom, three-bathroom home, currently arranged as a three-bedroom main house, a self-contained unit, and a granny flat. The rental options are endless! Alternatively, convert it back to one expansive home by simply removing one gyprock stud wall. Polished timber floors add warmth and character to the space. The main kitchen is a culinary delight, boasting a modern design with an island counter, stainless steel appliances, and a breakfast bar. Outside, the beautifully landscaped gardens serve as an extension of the indoor living areas, offering a serene sanctuary to enjoy a cuppa while taking in the view. The undercover entertaining area is an ideal spot for hosting bbq's with family and friends or unwinding after a long day, enhancing the allure of this gorgeous outdoor space. Other amenities include ducted gas heating, ducted evaporative cooling, split system reverse cycle air conditioners, a 700m² (approx.) north-facing rear allotment, and an 18m (approx.) wide frontage. In close proximity to Adelaide Airport, walking distance to Immanuel College, and just 10 minutes to the beach and CBD. What we love: -Versatile 5 bedrooms-3 bathrooms- Multiple living zones-Ducted Gas heating-Ducted Evaporative cooling-Split System R/C A/C's-8kw Solar System-18m (approx.) wide frontage.-Triple length carport plus garage/workshop-Electric front gate-Undercover Entertaining area-Landscaped gardens-Built in 1948-700m²(approx.) North Facing Rear allotment This family home, with its blend of traditional charm and modern amenities, offers a captivating blend of comfort, convenience, and versatility. It's not just a home; it's a lifestyle choice. Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Flagstaff Hill will not accept any responsibility should any details prove to be incomplete or incorrect - RLA 284838.