

437A Anzac Highway, Camden Park, SA 5038

HARRIS

Sold House

Wednesday, 21 February 2024

437A Anzac Highway, Camden Park, SA 5038

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 358 m2

Type: House



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\$865,000

Welcome to 437A Anzac Highway Camden Park, a Torrens title home positioned a stone's throw away from public transport, schools, eateries, and shops. When arriving at the home, you are greeted by a low-maintenance front yard and double garage with internal access and rear roller door access. At the front of the home is an additional living room or handy home office space which leads to the rear hub of the home where you'll find the spacious, open plan kitchen, dining, and living area. The kitchen is well-appointed and finished with Caesarstone bench surfaces, plenty of storage space including a pantry, dishwasher, gas cooktop and electric oven. The kitchen perfectly overlooks the dining area so meals can be prepared and enjoyed whilst family and friends recline and rejoice altogether. The spacious living area seamlessly leads open to the large alfresco area which overlooks a well-maintained courtyard garden and offers an additional lovely space to entertain family and friends. There are 3 bedrooms within the home, the master bedroom is complete with a spacious walk-in robe and en-suite. Bedroom 2 is complete with a built-in robe and bedroom 3 has sliding doors overlooking its own private courtyard. Both bedroom 2 and 3 are serviced by the main, three-way bathroom with shower, bath, vanity, and separate toilet. Additional highlights for this home include: Ducted reserve cycle heating and cooling throughout the home Freshly painted Separate laundry with trough and external access New carpet in all bedrooms 750m walking distance from Morphettville Racecourse tram stop 150m walking distance from bus stop 15 on Anzac Highway Close proximity to Kurralta Park shopping centre Nearby Schools / Plympton International College, Immanuel P.S, Immanuel College, St John's the Baptist This home presents an excellent opportunity for downsizers, investors, and families. To arrange an inspection of this home, please contact Danielle Pope on 0421760359 or at daniellep@harrisre.com.au Specifications: CT / 6079/857 Council / West Torrens Zoning / HDN Built / 2011 Land / 358m² Frontage / 10.98 m Council Rates / \$1445.40pa Emergency Services Levy / \$157.35 pa SA Water / \$178.24pq Estimated rental assessment: \$640 - \$670 p/w (Written rental assessment can be provided upon request) Nearby Schools / Plympton International College, Plympton P.S, Forbes P.S, Mitcham Girls H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409