

**45 Whelan Avenue, Camden Park, SA 5038**



**House For Sale**

Thursday, 11 April 2024

45 Whelan Avenue, Camden Park, SA 5038

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jae Curtis  
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Jayden Lugg  
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**\$880,000-\$960,000**

Nestled in the heart of Camden Park stands 49 Whelan Avenue that encapsulates a contemporary design, low maintenance living and lifestyle-ready amenities. This new Torrens Titled, premium-quality house is an exemplar of modern residential architecture, distinguished by its stylish façade and infused with an abundance of natural light throughout its well-conceived floor plan. The property enjoys an ideal location that combines suburban tranquillity with the convenience of being just a 10-minute drive from the city and a short distance from the vibrant Holdfast Marina. Upon entering, one is immediately drawn to the masterfully laid herringbone flooring that extends through the open-plan dining, living, and lounge areas, creating a cohesive and elegant atmosphere. The home is tailored to suit a variety of discerning buyers, from investors and first home buyers to downsizers and retirees seeking a turnkey residence. The private master bedroom is strategically placed at the rear, ensuring seclusion and comfort, complete with an ensuite and walk-in robe. Bedrooms two and three feature built-in mirror robes and fresh, neutral hues, perfectly framing the view of the front garden. Key features of this exceptional property include:- 3 bedrooms, each providing plush carpeting- 2 modern bathrooms with floor to ceiling tiles and a centrally located main bathroom and a private ensuite for the master bedroom- A secure dual garage space for vehicle storage- Open-plan living with an easy-flow layout that includes a dedicated dining and lounge area- Well-appointed modern kitchen equipped with gas cooktop, wall-mounted oven, microwave, dishwasher, and stone benchtop- Elegant pendant lighting over the kitchen island and European appliances- Zoned ducted reverse cycle air conditioning for year-round comfort- Seamless indoor-outdoor living with an outdoor patio featuring a pergola- Premium build with low-maintenance features, such as the aggregate path and driveway- Gas hot water system- Additional enhancements like the built-in floating cabinet and decorative wood panelling- Sought-after location close to schools, shops, and transport

49 Whelan Avenue, Camden Park offers a lifestyle of ease and refinement within a desirable South Australian locale. The careful integration of versatile living spaces with functional design elements ensures that this house is ready to become a cherished home for its new occupants. With its modern comforts, strategic location, and low-maintenance appeal, this property is a true haven for those seeking a blend of lifestyle and convenience. PLEASE NOTE: The internal images on this listing are from 47 Whelan Avenue, Camden Park but 49 Whelan Avenue consist of the same fixtures and fittings. 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 advice. RLA 329240