

5 Cabarita Ave, Campbelltown, SA 5074



House For Sale

Tuesday, 2 January 2024

5 Cabarita Ave, Campbelltown, SA 5074

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 590 m2

Type: House



Jordan Ekers
0477037710

Auction on Site 20/1/2024 @ 10:30am

Upcoming Inspections // Saturday 6th January 10:30am-11:00am // Tuesday 9th January 6:00pm-6:30pm* Price Guide

-The property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email and at the open inspections *Located in the desirable suburb of Campbelltown, with the peaceful Linear Park open space just a short walk away, you will find this beautifully presented home ready for buyers looking for a great place for family living, an investment, or a downsize opportunity. With a clear nod to the 1960s, this classic 'Boomerang' style home is freshly painted inside and out, renovated, and ready for immediate occupancy. The home is nestled in a garden setting on a quiet street. Gates and a high front fence allow plenty of safe space for children or pets. Entering the home, you will be greeted by the large picture windows in the lounge / dining / kitchen area, flooding the open space with natural light and allowing views of the private front garden. In the evenings, the westerly aspect allows views of the sky at sunset. This large front room is perfect for welcoming guests, family living or simply relaxing. The renovated kitchen adds a bolt of blue, with quality benchtops and plenty of soft-close drawers and cupboards for storage. It features a 6-burner Smeg stove and rangehood and an Asko dishwasher. A double sink is fitted with a Puratap filter. Rainwater is plumbed to the house and filtered for consumption. The practical floorplan comprises three good sized bedrooms, a separate laundry with easy access to the outside, a tastefully remodelled bathroom and a separate WC. The house is double brick construction, with solid timber floors, new bedroom carpets, brand new solar panels and inverter, solar / gas hot water, and ducted evaporative air conditioning. The freestanding shed has a concrete floor, separate lockable storage area and fresh wiring for light and power. A vine-covered verandah on the north side of the home provides shading from the hot summer sun. The garden is manicured, and features a pond, a lawn area, a chicken run, rock walling, and paving. An abundance of established fruiting plants - grapes, apricots, lemons, mandarins, oranges, pomegranates, peaches, feijoas, loquats, quince, even kiwi fruit - provide food through the seasons. Three rainwater tanks provide plenty of rainwater to keep the garden lush and green year-round. This home presents an opportunity for a sound investment or family step-up simply too good to miss. The north-facing rear aspect on this 590m²* allotment (STPC) would allow additions to the home, or the addition of a granny flat. The leafy locale includes the beautiful Lochiel Park wetlands, the Torrens River valley and the foothills including Thorndon and Black Hill Conservation Parks. For the fitness conscious, ARC Leisure Centre is close by, or the Linear Park track is wonderful for an evening walk or bicycle ride. Access to the Adelaide CBD is easy with the Paradise Interchange close by, providing a fast and frequent bus service for easy commuting. Leave the car at home! There's more, less than 10kms north-east of the GPO:•

Renovated double brick 3-bedroom classic• Freshly repainted throughout• Gated & private 590m²* allotment with a north-facing rear aspect• Rental potential around \$590 per week*• Solid Baltic timber floors• New bedroom carpets• New solar panels and inverter• Bold kitchen remodel with freestanding Smeg gas / electric stove• Ducted evaporative cooling throughout• Ceiling fan to master bedroom• Walk to Linear Park & Greenglade Playground• Manicured citrus, stonefruit, grapes & exotic fruit trees• Ample rainwater capacity, plumbed to the house• Paradise Interchange and the OBahn within walking distance• Detached rear garage with new wiring for light and power and a secure storage section• Zoned for East Marden Primary School & Charles Campbell College, close to Avenues College and several private schools including Rostrevor College, St. Ignatius College, Kildare College, and primary schools St Francis of Assisi and St Joseph's school of Hectorville And more... *Measurements are approximate.* We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.