

55a Carlisle Street, Camden Park, SA 5038

House For Sale

Tuesday, 16 January 2024



55a Carlisle Street, Camden Park, SA 5038

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 238 m2

Type: House



Andrew Hodge
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Alex Lahey
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\$660k - \$690k

Offers Close Wed, 31st Jan - 2pm (usp) Set at the rear of a small group of 3, with gated remote control access, sits this generously sized and low maintenance home. Move in ready and an ideal property for the first home buyer, downsizer or investor. Located in popular Camden Park you will have all the amenities you need for a convenient lifestyle. You will be walking distance to Novar Gardens IGA and Immanuel College, nearby Glenelg Golf Club and only moments to Harbour Town, Glenelg Beach and Jetty Road shopping and entertainment precinct. Easy access to the CBD and public transport makes this an outstanding opportunity. The property is set on approximately 238sqm, is open plan living with a spacious kitchen providing loads of bench and cupboard space, dishwasher, pantry, gas cooking, dual sink and breakfast bar. The main living area offers plenty of natural light and sliding glass doors take you to a low maintenance, paved rear yard; a blank canvas to add your own personal touch. All bedrooms are generous in size with bedrooms 1 and 2 providing built in robes and the two-way bathroom is spacious with bathtub. A good sized laundry with linen cupboard & trough and handy 2nd loo is adjacent to the kitchen. Features we love:- Ducted reverse cycle air conditioning- Single lock up garage with auto roller door and an additional open car space- Remote control security gate at the front of the group- Intercom, security alarm and security screens- Ceiling fans in all bedrooms and main living- Toolshed and rainwater tank

CT Reference - 5972/616 Council - City of West Torrens Council Rates - \$1,404.80 pa SA Water Rates - \$180.12
pq Emergency Services Levy - \$154.30 pa Land Size - 238m² approx. Year Built - 2006 Total Build area - 121m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403