

59 Patricia Avenue, Camden Park, SA 5038



Sold House

Wednesday, 3 April 2024

59 Patricia Avenue, Camden Park, SA 5038

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 735 m2

Type: House



Rhys Digance
0404422155



Jason Rudd
0448681043

Contact agent

Best Offer By 8th of April (USP) Occupying a prime position between one of South Australia's most highly sought after and tight held beachside suburbs – Glenelg, and the Adelaide CBD, this solid brick home, provides endless opportunity to the discerning buyer. Proudly set upon a generous allotment of 735m², the home is ready for you to move right in whilst also providing ample scope for you to extend, renovate or develop over time. The generous allotment size and wide frontage of approximately 18.28m provides the increasingly rare opportunity to develop the valuable land into two brand new dwellings (STCC). Currently, the home comprises of 3 large bedrooms, central kitchen/meals area, large family room, formal lounge & dining rooms, family bathroom, large undercover entertainment area, ample off-street parking and an abundance of backyard space - ideal for kids & pets or perfect for a substantial extension. Key Features:- Functional kitchen with electric cooktop, dishwasher & breakfast bar- Meals area adjacent to the kitchen- Light filled family room with split system air conditioning- Large dining room with timber breakfast bar- Lounge room at the front of the property- Master bedroom with built in robe- Bedrooms two and three generous in size, bedroom 2 with built in robe- All bedrooms include ceiling fans- Central bathroom with shower, vanity and toilet- Large laundry with dual sink- Undercover entertaining area at the side of the house- Large grassed rear yard - Secure garage with automatic roller door and drive through access- Additional off-street parking available- Ducted & split system air conditioning- Potential to subdivide (STCC) Set in a fantastic location, you'll be in one of Adelaide's most convenient suburbs, you'll be sure to enjoy the convenience of having great local shops, trendy cafes & public transport just minutes away, and amenities that include Cromer Street Reserve, Morphettville Racecourse, Glenelg Golf Club and Novar Gardens IGA all easily accessible. This is a fantastic location for the entire family with picturesque reserves and reputable schools in every direction, and just a short drive to the stunning Glenelg Beach or Adelaide CBD. Specifications: Year Built / 1963 Land Size / 735m² Frontage / 18.28m² Council / West Torrens Council Rates / \$366 PQ 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 254416