

6/1 Queens Road, Camden Park, SA 5038



House For Sale

Wednesday, 12 June 2024

6/1 Queens Road, Camden Park, SA 5038

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Rod Smitheram

0882928300

CONTRACTED AT AUCTION

Welcome to this beautifully updated unit in the growing, popular suburb of Camden Park. Situated between City and Sea, this renovated home provides a great opportunity to gain a foothold in a bustling market for the first home buyer or investor. The proximity to public transport, pristine beaches, vibrant shopping precincts, and renowned schools, and the estimated \$500 p/week rental return makes this a very attractive offering. Step inside to discover an inviting open-plan layout where the living area seamlessly connects to the kitchen and dining spaces. The kitchen is a highlight, exuding a fresh, white aesthetic and smartly positioned to maximise space. It features ample bench space, a gas stovetop, stainless steel appliances, and a dishwasher, making it both functional and stylish. The unit boasts two spacious bedrooms, each offering plenty of room to create your own personal retreat. One of the bedrooms includes a built-in robe, providing excellent storage solutions. The centrally located main bathroom has been tastefully renovated with stylish white tiling and a large shower, adding a touch of luxury to your daily routine. Location is paramount, and this property excels in every regard. The nearby tramline, within walking distance, offers direct and easy access to both the CBD and Glenelg. Spend your weekends exploring Jetty Road's cafes, restaurants, and specialty shops, or enjoy the stunning beach just minutes away. For your everyday needs, Kurralta Central, Coles Anzac Highway, and Bayside Village are all within close proximity, while Westfield Marion is just a 9-minute drive away for an even wider selection of shops and services. Golf enthusiasts will appreciate being within 'driving' distance to Glenelg Golf Club, while families will value the access to quality schools such as Immanuel College, Sacred Heart College, and Westminster School. Perfect for the first home buyer, or the astute investor, this updated unit in Camden Park is more than just a home; it's a gateway to a vibrant lifestyle.

What we Love:

- Open-plan layout connecting living, kitchen, and dining areas
- White and bright kitchen with ample bench space
- Gas stovetop and stainless steel appliances
- Dishwasher included
- Two spacious bedrooms, one with a built-in robe
- Centrally located, renovated main bathroom with stylish white tiling and large shower
- Walking distance to tramline with direct access to CBD and Glenelg
- Close to Jetty Road cafes, restaurants, and specialty shops
- Nearby stunning beach for summer activities
- Proximity to Kurralta Central, Coles Anzac Highway, and Bayside Village for essentials
- 9-minute drive to Westfield Marion
- Close proximity to Glenelg Golf Club
- Quality schools nearby including Immanuel College, Sacred Heart College, and Westminster School
- The rental appraisal indicates an estimated weekly rent of around \$500.

Auction: Saturday, 22nd June 2024 at 4.00pm Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.