

**3-5 Morphett Road, Camden Park, SA, 5038**



**Land For Sale**

Monday, 28 October 2024

3-5 Morphett Road, Camden Park, SA, 5038

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Land**



Harsh Bawa

## **An expansive canvas waiting for your loving touch and vision**

Christine Holowiecki and Harsh Bawa of Keeping It Realty invite you to explore this charming property, available for the first time, offering a fantastic opportunity for those seeking a spacious home in a highly desirable location. Set on approximately \*892sqm with an \*18.29m frontage, the property is ideally positioned opposite the esteemed Immanuel College, conveniently nestled between the city and the sea and offers potential to renovate, extend, or re-develop (STCC).

Upon entry, you'll notice the freshly laid carpets and a soothing neutral colour palette that creates a welcoming atmosphere. The front lounge room features exposed timber ceilings, an A/C wall unit, and a cozy gas fireplace, seamlessly connecting to the carpeted dining area adjacent to the original timber kitchen.

The laundry is well-sized and practical, with a separate toilet nearby. The original bathroom includes a bath, shower, and pedestal sink. As you move down the hallway, you'll find three generous bedrooms. The master suite boasts a built-in dressing table, wall-to-wall built-in wardrobes, and a built-in bed headboard, bed base, and side tables.

Additional features include a single garage and extra off-street parking for up to two cars. The rear yard offers an outdoor undercover area, a variety of fruit trees, herbs, and vegetables, plus a rumpus room that, with some renovation, could transform into a teenage retreat or home office.

This property is perfect for those looking to settle into a desirable location with easy access to public transport and the potential for future expansion or redevelopment (subject to council approvals). Don't miss out on this exceptional opportunity to create your dream home.

\*approximately

For further information about this listing, please contact:

Christine Holowiecki on 0422 399 943 or Harsh Bawa on 0407 676 267.

Note: when making a property enquiry please ensure that you provide a daytime phone number so that we can respond to you promptly.

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RLA # 268816