

1 Camroc Avenue, Tranmere, SA, 5073

HARRIS

House For Sale

Friday, 30 August 2024

1 Camroc Avenue, Tranmere, SA, 5073

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: House



Troy Law



Scott Moon

Infinite options with family practicality in an enduring 2-storey classic.

It's given plenty in the way of lifestyle from its 1960s arrival until now; where this golden 5-bedroom treasure goes next, is in the hands of the discerning eastern suburbs' buyer. With the home being double brick, built by Hickinbotham Homes and retaining original distinct retro features.

Knowing Tranmere, you know what it values most: proximity to The Gums Reserve, zoning to Magill School and Morialta Secondary College, and a radius flaunting the hills, The Parade, and the city in a privileged pivot.

Set on an approx. 755m² allotment, all the above comes with a drive-through carport and double garage in support of an immaculate 2-storey home targeting the big or blended family who craves modern extras in a spacious, classic shell.

Bathed in natural light, the home introduces two living zones, three upstairs bedrooms, and a retro-style bathroom on each level. A north-facing rear sunroom – or ground floor/5th bedroom - adds enormous flex to its already generous floorplan.

Blending classic with contemporary touches, you'll savour split system comfort, polished floorboards, plush bedroom carpets, ample storage and a future bound to blend its family reputation with infinite future potential.

The kitchen upgrade, featuring a dishwasher and freestanding gas cooker, casually partners the forward-facing meals zone and spies the lunchbox heaven beyond – that being the backyard abundant in fruit trees.

Elevated position looking down onto Richardson Avenue Reserve and easy access to Gums Reserve. Well distanced yet parallel with Glynburn Road, a wander from local parks and reserves, 300m from Firlie Plaza Shopping Centre and with reputable schools on demand, Camroc couldn't describe a more wholesome or fulfilling opportunity.

That infinite future starts now:

- Expansive dual-level family home on a rare 755m² (approx.) allotment
- 3 upstairs bedrooms – all with built-in joinery
- Exceptional floorplan flexibility with 2 living zones + sunroom/5th bedroom
- Drive-through carport to a 7mx 2.8m (approx.) rear garage
- 2 modest bathrooms retaining original terrazzo flooring
- Library/study
- Detached storeroom
- Security system with floor safe
- Established gardens with feature trees, low care concrete & paved backyard
- Private separate orchard garden with option to replace with swimming pool STCC
- Option to subdivide STCC
- NBN connected
- Zoning to Morialta Secondary College
- Proximity to Poet's Corner, Firlie Plaza retail, Daly Oval, The Gums Reserve leisure and a 5 minute walk to Arthur Street bus stop to the City
- Quality private schools in the area include St Ignatius College, Rostrevor College, St Josephs School, St Francis of Assisi & Pembroke School

And much more...

Specifications:

CT / 5606/726

Council / Campbelltown

Zoning / GN

Built / 1962

Land / 755m2 (approx)

Frontage / 18.75m

Council Rates / \$2,687.85pa

Emergency Services Levy / \$205.65pa

SA Water / \$245.76pq

Estimated rental assessment: \$730 - \$800 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Magill Primary School, Morialta Secondary College

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