

**3/47 Carlisle Street, Camden Park, SA 5038**

**GaryJSmith**

**Sold Unit**

Wednesday, 20 September 2023

3/47 Carlisle Street, Camden Park, SA 5038

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Unit**



Elliot Booth  
0410928041

## Contact agent

Light, bright and beautifully updated, this two-bedroom homette strikes the perfect balance between the confines of a unit and demands of a larger home. Within walking distance of the local conveniences including Immanuel College, IGA, reserves, playgrounds, walking trails and transport, it's true Camden Park convenience just a few kilometres from the Jetty Road buzz with equally stress-free access to the CBD. Established gardens offer privacy to an attractive frontage complete with a raised deck area primed for relaxing in the dappled afternoon sun. Polished floors line a central entry hall giving way to a formal living room with double door access straight onto the deck, while a generous master bedroom on the opposite side also enjoys a lovely front yard outlook as well as built-in robes. The second bedroom is equally inhabitable, built-in robes and a bay window seat giving it a comforting ambience, with easy access to the central renovated bathroom with huge frameless shower. Also updated, the kitchen overlooks a dining space with study nook and has all the necessities for the home cook in the form of a dishwasher, double sink, gas cooktop and plenty of functional storage space. A sizeable rear courtyard with verandah and wide garden beds is larger than you would expect but with minimal maintenance, wrapping around for side access to the carport. And more: -☑Evaporative cooling and ducted gas heating-☑Updated laundry with second w/c-☑Dual garden sheds-☑Solar panels A top-notch investment or easy-care lifestyle choice. CT / 5063 / 177 Built / 1958 Council / City of West Torrens Zoning / GN - General Neighbourhood Council Rates / \$1,096.15 PA SA Water / \$154.00 PQESL / \$214.00 PA Strata Admin Levy / \$368.61 PQ