

# 418 Anzac Highway, Camden Park, SA 5038

**SELLING SA HOMES**

## Sold House

Friday, 3 November 2023

418 Anzac Highway, Camden Park, SA 5038

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 621 m2**

**Type: House**



Ashley Williams

**\$980,000**

**UNDER CONTRACT! MORE PROPERTIES WANTED! CALL ASHLEY WILLIAMS 0450327772 IF YOU ARE THINKING OF SELLING!!!** Prime location between the city of Adelaide and Glenelg Beach on 621.5 sqm (approx.) block with immense potential with a solid brick home and NO easements Discover a unique investment opportunity in an unparalleled location. This character home awaits your vision-either rejuvenate the existing structure or take advantage of the spacious 19.7-metre frontage (approx.) to build 3 or 4 townhouses (STCC). Dual access is also available via Salisbury Terrace. High-density zoning for maximum flexibility Nestled within the City of West Torrens' High-Density Policy Area 18, this property opens up a myriad of possibilities. Whether you're looking to renovate, subdivide, redevelop, or initiate a multi-dwelling project, this site offers options aplenty (STCC). Functional existing home with numerous possibilities The current solid brick home features three bedrooms, a lounge room, a sunroom, kitchen and a bathroom. Whether you have the vision to renovate for yourself, lease it out, or explore other avenues, the choice is entirely yours. Convenient and sought-after location Situated just a two-minute walk from the tram, the property enables quick access to Glenelg Beach-just a 10-minute ride away. Alternatively, head into the CBD with equal ease. Educational institutions like Immanuel and Plympton International Colleges are close by, as are Morphettville Racecourse and a variety of local dining and shopping options. Act now: seize this rare opportunity in Camden Park Time is of the essence. Don't miss your chance to make a strategic investment in this highly coveted location. Call Ashley Williams - 0450 327 772 Disclaimer: All images are for illustration purposes only. All descriptions have been prepared in good faith. No warranty or representation is given as to the correctness of the information provided with neither the vendor or agent accepting responsibility or liability for any errors or omissions. Purchasers should seek independent advice or as otherwise necessary prior to purchase. RLA 280800