

**44B Clifton Street, Camden Park, SA 5038**

NOAKES  
NICKOLAS

**House For Sale**

Thursday, 13 June 2024

44B Clifton Street, Camden Park, SA 5038

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Michael Balawejder  
0881663989



Courtney Green  
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## Best Offers By 30/6 (USP)

Best Offers by Sunday 30th of June (Unless Sold Prior). Welcome to a pristine, brand-new haven of modernity and convenience nestled in the beloved, family-friendly locale of 44B Clifton Street, Camden Park. This four-bedroom modern home radiates an inviting charm, perfect for families, first home buyers, and investors alike. With its aesthetically pleasing, ultra-modern facade, the house catches the gaze of every passerby, ensuring a striking presence in the neighbourhood. Inside, a plethora of features awaits, each designed meticulously to cater to the convenience of a professional lifestyle. The neat and tidy new build comprises high ceilings and an open-plan living area, leading into an immaculate kitchen. With its eat-in island, butler's pantry, dishwasher, and gas cooktop against a backdrop of sleek stone benchtops, the kitchen undeniably serves as the heart of this modern abode. Features of the property include:- Four bedrooms perfect for family living- Multiple living zones providing ample space for relaxation- Ensuite bathroom for added convenience- Timber-look and Carpeted floors, adding warmth and comfort- Low maintenance alfresco area ideal for outdoor entertaining- Ducted reverse cycle air conditioning ensuring year-round comfort- A single garage with additional on-street parking- Built-in robes and walk-in robe for plentiful storage- Separate laundry and instant gas hot water supply- School zoning for Plympton International College- Proximity to renowned educational institutions like Immanuel College and Plympton Primary School- Located close to public transport for easy commuting- Calm, quiet street providing a peaceful living environment- Main bathroom equipped with a comfortable bathtub. Location-wise, this property boasts of convenience, with Novar Gardens IGA within walking distance, and a 10-minute drive to Jetty Road Glenelg. For those who work in the city, Adelaide CBD is just 15 minutes away, providing the perfect blend of suburban tranquility and urban accessibility. With its multitude of features, this modern home encapsulates effortless living in the heart of Camden Park. Land Size: 358sqm Frontage: 7.31m Year Built: 2024 Title: Torrens Council: West Torrens Council Rates: TBCSA Water: \$153.70 PQES Levy: \$140.40 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.