

5 Camilla Court, New Port, SA 5015



Townhouse For Sale

Thursday, 16 November 2023

5 Camilla Court, New Port, SA 5015

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse



Winston Coxon

0412282211



Thomas Korte

0475757997

Auction Sat 2nd December

Ray White Salisbury is proud to present 5 Camilla Court New Port. **THE LOCATION** In the heart of New Port, this home offers the best of both worlds being located just off Semaphore road allowing a seamless 5 minute connection to the beach, whilst being anchored to the harbour which overlooks the scenic Port Adelaide river. The surrounds of Port Adelaide are beautifully landscaped and feature walking trails and parks, including Birkenhead Naval Reserve/ Playground only a stones throw away, providing opportunity to live a serene and contemporary lifestyle. Glanville train station is only a short walk for convenient commute and approximately 15km travel to the Adelaide CBD. Within easy range there are loads of accessible amenities, including Port Adelaide Plaza Shopping Centre and Westfield West Lakes for all shopping needs and Queen Elizabeth Hospital is nearby for owners to keep a peace of mind that their health will be looked after. Educational facilities are close by- with Ocean View College, Seaton High School and Le Fevre Peninsula Primary School and Kindergarten which is only a short walk away. **THE RESIDENCE** This well presented 2022 built Townhouse has luxurious features, stylish fixtures and fittings, open plan living spaces and a practical floor plan ensuring comfort and convenience to accommodate everyone. The lower-level is all about living, focusing on a modern kitchen that includes designer stainless steel appliances. Laundry room and toilet conveniently placed on this ground level with access to the enclosed garage. This home has been rental appraised at \$540 per week. **FEATURES** • Spacious Bedrooms • Secure Off-street Parking • Open Plan Living and Dining • Low Maintenance Secure Yard • Short walk to vibrant Semaphore • Reverse Cycle Heating and Cooling • Bedroom 1 & 2 Complete with Built-in Robes • Kitchen with Gas Cooktop and Stainless Steel Appliances - Dishwasher, Oven Remarkable opportunity in the envious location of New Port & definitely not to be overlooked, all enquiries welcome. Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price, instead providing recent sales data for the area which is available upon request via email or at the open inspection. **Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.