

1/18 Clifton Street, Camden Park, SA, 5038



House For Sale

Tuesday, 24 September 2024

1/18 Clifton Street, Camden Park, SA, 5038

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Rhys Digance
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Jason Rudd
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Delightful Homette in a Convenient Location

Best Offer By 14th of October at 12pm (USP)

Ideally located in one of the most highly sought-after pockets of Camden Park, this effortlessly stylish, homette offers all of the right elements for low-maintenance, high-quality living. Solid in its construction and maintained to an immaculate standard, the property delivers an exceptional use of space across a functional floorplan which is certain to suit first home buyers and downsizers, whilst also presenting significant opportunity for the astute investor.

Thoughtfully designed with functionality and style in mind, the home offers a spacious layout that is flooded with natural light. Currently comprising of two large bedrooms, a large kitchen, spacious open plan living and dining area, two generous sized bedrooms both with built in robes. The expansive outdoor area includes a large undercover entertaining area and a low maintenance grassed yard.

Key Features:

- Light and bright kitchen complete with ample bench space, gas cooktop and breakfast bar
- Open plan living and dining adjacent to the kitchen
- Large master bedroom with built in robe and stunning bay window
- Second bedroom generous in size and includes a built in robe
- Central bathroom with bath, shower and separate toilet
- Laundry room with additional storage and direct external access
- Large undercover entertaining area allowing for the ideal indoor/outdoor living
- Fully enclosed grassed yard surrounded by well manicured garden
- Grassed front yard
- Secure carpark with automatic roller door access
- Additional off street parking available
- Reverse Cycle air conditioning throughout

Perfectly positioned in a true lifestyle location between the city and the sea, enjoy the convenience of having great local shops, cafes & public transport just minutes away, and amenities that include Cromer Street Reserve, Morphettville Racecourse, Glenelg Golf Club and Novar Gardens IGA all easily accessible. This is a convenient location that offers everything, just minutes from the golden sands of the popular Glenelg Beach and the Adelaide CBD.

Specifications:

Title / Community

Year Built / 1998

Council / West Torrens

Council Rates / \$291 PQ

Community Rates / \$665 PA

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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416.