

**4/409 Anzac Highway, Camden Park, SA, 5038**



**House For Sale**

Saturday, 5 October 2024

4/409 Anzac Highway, Camden Park, SA, 5038

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contemporary Townhouse in a Convenient Location

Best Offer By 21st of October at 12pm (USP)

Situated in a prime location between city and sea with the Glenelg to City bike track at your back door, this contemporary 2021 build townhouse seamlessly blends modern design with high-quality features. Thoughtfully designed across two levels with both functionality and style in mind, this townhouse epitomises the highest standards of modern living, with meticulous attention to detail throughout.

The home boasts a functional and flexible floorplan featuring a spacious open-plan living and dining area, modern kitchen complete with quality appliances and a large island bench, three generous sized bedrooms including an expansive suite with ensuite and a private & secure rear yard with low maintenance garden offering an excellent opportunity for those seeking premium, low-maintenance living.

### Ground Floor Features:

- Sleek kitchen featuring quality appliances, gas cooktop, ample bench space, and large island benchtop
- Light filled open plan living and meals area adjacent to the kitchen
- Downstairs guest powder room
- European style laundry
- Secure rear courtyard, with direct access to the bike track

### First Floor Features:

- Master suite with floor to ceiling built in robe and ensuite complete with shower, toilet and vanity
- Two additional bedrooms, both generous in size and include built in robes
- Central family bathroom complete with a vanity, walk-in shower, bathtub, and toilet
- Study nook at the top of the stairs
- Private balcony overlooking the bike path

### Additional Features:

- Additional off street parking available
- Reverse cycle heating and cooling throughout
- Additional storage throughout
- Garage with automatic roller door and direct internal access
- Close to local cafes, schools and public transport

Perfectly positioned between city and sea, enjoy the convenience of having great local shops, cafes and public transport just minutes away. Enjoy nearby amenities like Morphettville Racecourse, Glenelg Golf Club. Westfield Marion and Harbour Town. The golden sands of the popular Glenelg Beach and the Adelaide CBD are only a short drive away, making it an ideal spot for a balanced lifestyle.

### Specifications

Title / Community

Year Built / 2021

Council / West Torrens

Council Rates / \$297 PQ

Community Rates / \$152 PQ

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