

7/6 Clifton Street, Camden Park, SA, 5038



House For Sale

Friday, 30 August 2024

7/6 Clifton Street, Camden Park, SA, 5038

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House

Completely Rejuvenated into the Perfect Courtyard

Freestanding, north-facing and completely renovated throughout, this stunning solid brick courtyard will leave you wanting for nothing.

An attractive frontage facing onto Carlton Road is well-concealed behind slatted aluminum fencing and an electric gated entry, with a neat front portico opening to reveal gorgeous interior timber floors.

Stylishly upgraded from head to toe, the gleaming white kitchen and meals area upon entry makes a fine first impression, complete with sleek gloss cabinetry, double sink and a dishwasher, overlooking a comfortable living space with sliding doors to the alfresco.

Semi-enclosed and perfectly protected from the elements with a pitched roof pergola and café blind to its northerly aspect, outdoor entertaining will be abundant on this gorgeous decked area with rear access.

Two generous bedrooms positioned at the rear include a super spacious master with mirrored built-in robes, each with easy access to the updated bathroom with inset bath, shower and matte black tapware and accessories.

More you'll adore:

- ☑Linen storage
- ☑Ducted reverse cycle air conditioning
- ☑Plantation shutters throughout
- ☑Upgraded separate laundry
- ☑Own driveway with secure covered carport + extra off-street parking
- ☑Separate private storage room at the rear

Positioned with a world of convenience at your fingertips, you'll find Immanuel Primary School and College, local IGA, Camden Park Child Care Centre and the bus within walking distance, and Glenelg Golf Club and the tram within easy reach. Perfectly central to CBD and sea.

A carefree investment, or live-in and lap up the lifestyle. One not to miss.

Specifications:

CT / 5567 / 919

Built / 1964

Council / City of West Torrens

Zoning / GN - General Neighbourhood

Council / \$1,159.20 PA

SA Water / \$166.00 PQ

ESL / \$210.00 PA

Strata Admin / \$300.00 PQ

Strata Sinking Fund / \$31.00 PQ