



## 1/47 Clifton Street, CAMDEN PARK, SA 5038

### Brilliantly Located Between City & Coast – Spacious Solid Brick Home

Set in a tightly held pocket of Camden Park, this solid brick home offers the perfect blend of space, simplicity, and location - ideal for first home buyers, investors, or those looking to secure a quality property in Adelaide's high-performing western suburbs.

Brilliantly positioned between the Adelaide CBD and some of Adelaide's best beaches, this is a lifestyle location that continues to see strong demand and long-term growth.

Set on an approximate 300sqm allotment with a generous frontage, the home delivers far more space than your typical unit, offering a rare opportunity to secure house-like proportions in a convenient setting.

Inside, you'll find a functional and flexible layout featuring three well-sized bedrooms, a central bathroom, and multiple living zones across approximately 97sqm of internal space. Built in 1960 and constructed of solid brick, the home is comfortable as is, while offering exciting scope to update and add value over time.

#### Key Features:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P194231

#### **SALE DETAILS**

**\$749,999 - \$799,999**

#### **CONTACT DETAILS**

##### **Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

##### **Tristan Watt**

0418 617 287

- 3 spacious bedrooms
- 1 bathroom, 1 car space
- Approx. 300sqm land holding
- Solid brick construction (circa 1960)
- Approx. 97sqm of internal living
- Small, self-managed group of just 2

Located just moments from quality schooling including Plympton International College, along with easy access to public transport, local shopping, and key amenities, this is a position that ticks every box.

Whether you're looking to move straight in, invest, or unlock future potential, this is an outstanding opportunity in one of Adelaide's most well-connected suburbs.

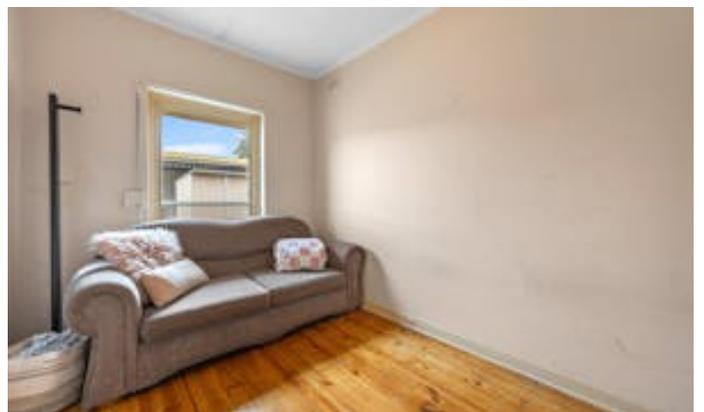
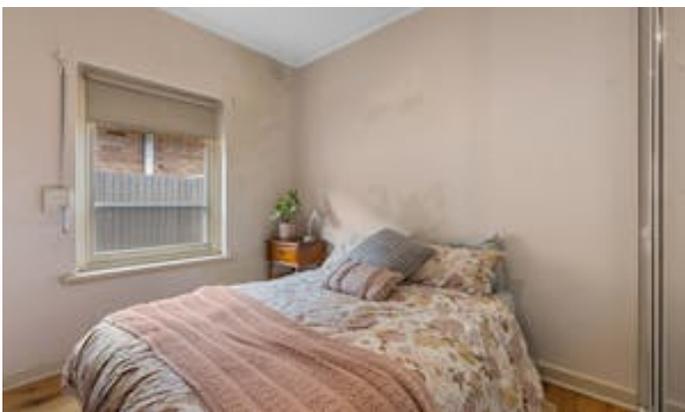
For more information or to arrange an inspection, contact Tristan Watt at Elders Adelaide on 0418 617 287.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

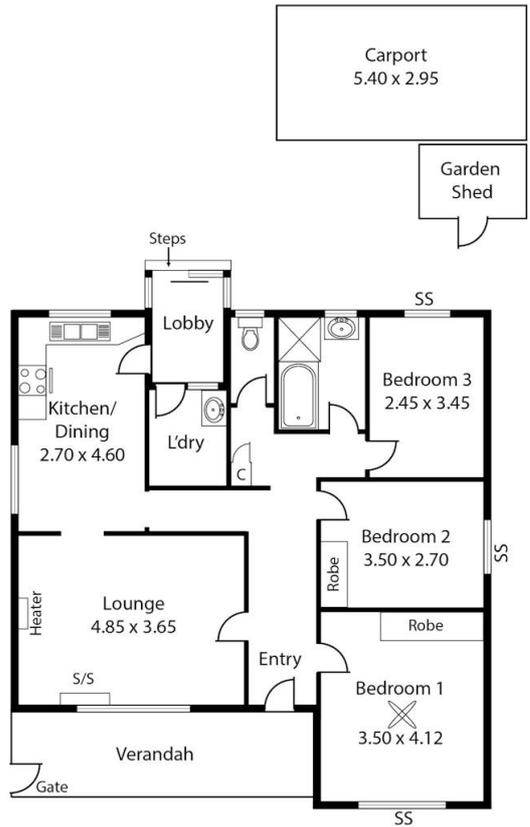
- Land Area 300.00 square metres
- Building Area: 97.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single carport







1/47 Clifton Street,  
**CAMDEN PARK**



SS = Security Shutters

Living:	100.94 sqm
Verandah:	12.54 sqm
Carport:	15.93 sqm
<b>Total:</b>	<b>129.41 sqm</b>

This Drawing is for illustration purposes only.  
 Not To Scale. All measurements are internal and approximate.  
 Details intended to be relied upon should be independently verified.  
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