



2/431 Anzac Highway, Camden Park

Bring your tools, bring your ideas and unlock the potential

Auction Location: 2/431 Anzac Highway Camden Park

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

Calling all renovators looking for their next project! If you're looking for a home where you can roll up your sleeves, add your own style and create something truly rewarding, this is the opportunity you've been waiting for.

Built in 1983 on approximately 296sqm, with around 155 sqm of living space, this privately positioned three-bedroom home is ready for a fresh start. While freshly painted internally, it does need work, but the fundamentals are here - and with some vision and elbow grease, it has the potential to respond brilliantly.

Set back from Anzac Highway on a secure hammerhead block, the home enjoys the privacy and security of being tucked away from the road, while offering both front and rear gardens that are essentially blank canvasses. Whether you want to create entertaining spaces, gardens, lawn or something entirely your own, there is plenty of scope to make the outdoors work for you.

3 1 2

FOR SALE

Sold by Janine Bergin LJ Hooker
Kensington | Unley

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



Inside, the practical floorplan includes three bedrooms, a central bathroom with separate toilet and an L-shaped lounge and dining area with sliding doors to the rear garden. Built-in robes feature in bedrooms one and three, while vehicle accommodation is well catered for with a single garage plus carport behind gates.

Positioned in popular Camden Park, this home puts you within easy reach of everything Adelaide's western suburbs have to offer. Trams and buses are both within easy walking distance, while Kurralt Park Central, with Coles and Kmart, is just 3.5km away. And when summer calls, Glenelg is only a 6-minute drive, putting the cafes, restaurants and beaches of Jetty Road within easy reach.

This property has all the makings of a great little home. If you're a first-home buyer with trade skills looking for an affordable entry into Camden Park, or an experienced renovator or flipper looking for your next project, this one is well worth a look.

Bring your tools, bring your ideas, add value and create a home that works for you.

AUCTION: Friday 18 September at 12:30pm, onsite

(\$675,000)

CT: Volume 5018 Folio 465
Council: City of West Torrens
Council Rates: \$1,311.40 per annum (approx.)
Water Rates: \$197.71 per quarter (approx.)
Strata: Insurance only
Year Built: 1983 (approx.)

To register interest, copy and paste the below link into your browser:

<https://buy.realtair.com/properties/298635>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 275279

MORE DETAILS

Property ID	61THFDJ
Property Type	Unit
House Size	155 m2
Land Area	296 m2
Including	Built-in-Robes

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155m²
TOTAL

114m²
Living

39m²
Carport

2m²
Porch



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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