



4/445 Anzac Highway, Camden Park

## Comfort Living in a Convenient Location

BEST OFFER BY: Wed. 27th May 3:00pm (USP)

Positioned on the first floor and offering an easy-care lifestyle, this well located apartment presents an excellent opportunity for first home buyers, downsizers or investors seeking value in a highly connected pocket.

Upon entry, you're welcomed into a light-filled living area that forms the heart of the home, flowing directly out to a private balcony, perfect for enjoying your morning coffee or some fresh air. The layout is simple and functional, with the kitchen positioned nearby and offering practical bench space and storage for everyday use.

Accommodation includes three well-proportioned bedrooms, two complete with built-in robes, all serviced by a central bathroom. The overall design focuses on low maintenance living, making it an ideal lock up and leave option or a solid addition to any investment portfolio.

With secure access and a dedicated garage space, the home delivers both comfort and convenience in a location that continues to perform.

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**FOR SALE**  
Under Offer

**AGENTS**

Gerard Pacillo  
0431 596 145  
gerard@ljhfp.com.au

**AGENCY**

LJ Hooker Flinders Park  
(08) 8352 1155

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

### The Highlights:

- Three bedrooms, two with built-in robes
- Large amount of natural lighting throughout
- Private balcony extending from the living space
- Functional kitchen with ample storage
- Central bathroom servicing all bedrooms
- Secure second-floor position
- Dedicated garage space
- Low maintenance, easy care living
- Ideal for first home buyers, downsizers or investors

### Location Highlights:

Perfectly positioned along Anzac Highway, this address places you within easy reach of both the Adelaide CBD and the coastline. Just minutes to Jetty Road Glenelg, Morphettville Racecourse and a range of local cafés, shops and amenities.

Public transport is right at your doorstep, with bus routes along Anzac Highway and nearby tram access offering a seamless commute to the city or the beach. A highly convenient location that balances lifestyle, accessibility and everyday ease.

For more information contact:  
Gerard Pacillo 0431 596 145

To register your interest or to make an offer, click the link below:  
<https://prop.ps//dsBpW3apmJco>

### Disclaimer:

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

### MORE DETAILS

Property ID	JVGH67
Property Type	Unit
Including	Toilets (1)
	Dishwasher
	Floorboards

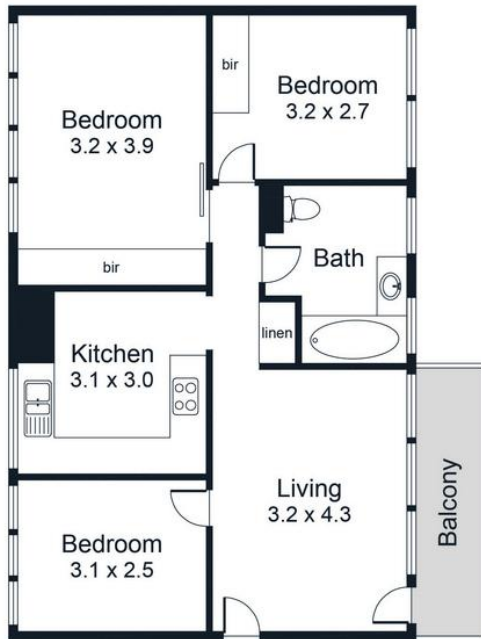
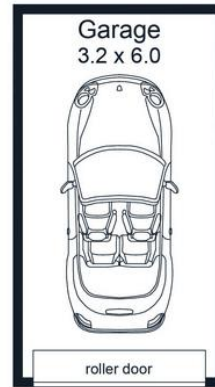
**Gerard Pacillo 0431 596 145**

Property Consultant | [gerard@ljhfp.com.au](mailto:gerard@ljhfp.com.au)

**LJ Hooker Flinders Park (08) 8352 1155**

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Area (Estimate only)	
Living	68.3 m <sup>2</sup>
Garage	19.2 m <sup>2</sup>
Balcony	5.5 m <sup>2</sup>
<b>Total</b>	<b>93.0 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate