

1/286A Goodwood Road, Clarence Park, SA 5034

HARRIS

Sold House

Friday, 3 November 2023

1/286A Goodwood Road, Clarence Park, SA 5034

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Suellen Salt

0437297267

Contact agent

*For inspection purposes, please park on Francis or Mills Streets. With the city barely 5kms away, discover the quietest off-street enclave that makes the most of its cosmopolitan city fringe address while savouring low-key 3-bedroom class in a discreet group of three. Blink and you'll miss the private driveway along Goodwood Road's leafy west side – but you don't want to miss out on invaluable 2-car garaging and not one, but two plush living spaces bathed in north-facing sunlight. For the busy professional, young family, or country folk seeking a comfortable city 'check-in', this c2005 built surprise delivers peace of mind security, ducted air conditioning comfort, LED lighting, plus priceless city to coast convenience – even a sidestep to Unley and King William Roads – in minutes. Cloaked in warm neutrals, its spacious flow leads with durable timber-look floors, both carpeted living zones, and a generous master with a walk-in robe and ensuite, before gathering around the socially adept kitchen with an ASKO dishwasher, stainless appliances, and eyes for the outdoors. You'll live for the glazed indoor/outdoor flow each tranquil living zone offers – the private backyard's tall ornamentals providing summer shade and winter sun, the family zone issuing an extra splash of espaliered colour through full-length windows. In a home championing secrecy, the 2nd and 3rd robed bedrooms – great for guests, grandkids, home office space, or purely for the extra robed storage – are all out of entertaining sight against a spacious 3-way bathroom and galley laundry. And so, the spotlight beams on amenity: bus stop access, Big W retail, Goodwood Road shopping, cafes, salons, childcare, and the iconic Capri Theatre, even a hidden little gem in the Dora Gild Playground around the corner. You'll enjoy Wayville's "Gilles at the Grounds" market and the Royal Adelaide Show like you never have before, from an off-street Clarence Park address you never knew existed... The quiet life just got exciting: - Private paved driveway arrival - Positioned at the northern end of a quiet group of 3. - Secure double garage + guest parking - 2 living rooms for invaluable family flexibility - Sunny north-facing aspect - Mitsubishi ducted R/C A/C - LED lighting - Alarm system - Leading master bedroom with WIR & ensuite - Built-in robes to bedrooms 2 & 3 - Large 3-way bathroom with separate guest vanity & WC - Private & fully fenced established backyard - A 5km straight line city commute - Perfect lock-&-leave option or a quality investment - Zoning for Westbourne Park P.S. & Unley H.S. - Discretion & ease with sights set on the city! Specifications: CT / 5952/376 Council / Unley Zoning / SN Built / 2005 Land / 400m² Council Rates / \$1540.00pa Emergency Services Levy / \$118.55pa SA Water / \$200.07pa Estimated rental assessment: \$700 - \$750 p/w (Written rental assessment can be provided upon request) Nearby Schools / Westbourne Park P.S, Goodwood P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary College Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409