

1 Bice Street, Clarence Gardens, SA 5039



Sold House

Thursday, 16 November 2023

1 Bice Street, Clarence Gardens, SA 5039

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



Brett Brook
0413664434



Joe Marriott
0488451773

\$943,000

Situated on a tranquil, tree-lined street in picturesque Clarence Gardens, this residence is the perfect example of elegant and low-maintenance living. Crafted with enduring quality appliances, this Torrens Titled family home boasts a sturdy construction of double brick and stucco, radiating a timeless charm. Beyond the exterior, this home is a welcoming sanctuary for entertaining friends and family in style. Venture beyond the welcoming white picket fence to discover a pebble-guided path leading to the inviting front porch, through to the naturally lit living room. Adorned with large windows and a fireplace creating a cosy space for relaxation as well as a split system air-conditioner ensuring year-round comfort for everyone fortunate enough to call this space home. Highlighted by the inviting warmth of Baltic pine floorboards, discover three double sized bedrooms flooded with an abundance of natural sunlight, while two rooms feature a ceiling fan for comfort. Conveniently clustered with a main bathroom just steps away and a large linen cupboard for storage. The kitchen, a modern haven of freshness, welcomes you with recently installed appliances and cabinetry. Among the new additions are a sleek Asko dishwasher, a recently maintained Puratap, and a single sink. Abundant storage space is assured, with both under-bench storage and overhead cabinets, ensuring that this kitchen effortlessly combines style and functionality for a delightful culinary experience. Continuing the seamless flow, the main house leads to a separate laundry area featuring a spacious double sink, room for both a washing machine and dryer, and a window framing a delightful view of mature trees and lush grass. Distinguishing itself from the ordinary, this home also boasts a sunroom, surrounded by windows that invite natural light. Completing the charm, a sliding door opens to the courtyard, creating a peaceful connection between indoor comfort and the outdoor greenery. Just when you thought this home could not get any better, step outside to unveil a modern-styled 3-room studio! With a flexible floor plan ready to accommodate your design dreams, this air-conditioned studio is poised to become your new favourite hangout. Whether you envision it as a separate oasis for family or friends or an ideal workspace for those working from home, the opportunities are endless, adding a versatile and exciting dimension to this already impressive property. Discover the outdoors where a lush grass area beckons, adorned with mature and productive citrus trees. A spacious enclosed lawn area ensures a secure play area for children and pets, while a paved pergola space will be a hit this summer. For added convenience, the property also boasts dual access, providing the opportunity to create an additional driveway for access to the other side of the residence. Two dedicated uncovered parking spaces add to the practicality and overall appeal of this home. This home is situated in an area with excellent schooling options, including Edwardstown Primary School, Forbes Primary School, and Unley High School, providing ideal opportunities for families seeking the best educational environment for their children. Nestled in a vibrant cafe lifestyle, with convenient access to public transport and close proximity to the CBD, the location is unbeatable. A leisurely street walk takes you to the Cumberland Park Football Club, and within a 10-minute drive, you'll find the bustling King William Road, offering a perfect blend of community and urban amenities. Truly, this location has it all. More reasons to love this home:- Double brick with stucco Torrens Titled build- Landscaped with healthy lawns - Split system air-conditioning- Open fireplace in the living room - Baltic pine floorboards throughout the main house- Ceiling fans in the living room and two of the bedrooms- Modern lighting fixtures throughout the home - 3 room studio with air-conditioning- Sunroom rear of the home- New appliances and brand new cabinetry in the kitchen - Separate tiled laundry - Pergola with entertaining area and enclosed lawn for children/pet safety- Mature productive citrus trees - Solar hot water system - Freshly painted and updated landscaping - Nearby many excellent schools- In close proximity to public transport options - Close to the CBD - Very pet friendly with a dog park a short walk away. Specifications: Emergency service levy: \$161.85 p/a Water supply: \$74.20 p/q Sewer: \$113.59 p/q Council rates: \$1,692.70 p/a 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.