

1 Fairview Terrace, Clearview, SA 5085



Sold House

Tuesday, 20 February 2024

1 Fairview Terrace, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 667 m2

Type: House



Vince Tropepe

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\$750,000

Welcome to 1 Fairview Terrace, a charming three-bedroom, two-bathroom haven nestled in the heart of the thriving community of Clearview & situated on a 667m² (approx) corner allotment. This residence offers a perfect blend of modern convenience and suburban tranquillity, strategically positioned near schools, shops, and essential services. Step into a world of comfort as you explore this well-appointed home, adorned with ducted evaporative air conditioning and elegant timber floors throughout. Take advantage of cost savings with a five-kilowatt solar panel system. The layout of the house is thoughtfully designed, with two main living areas. Embrace the warmth of the central fireplace in the spacious lounge, which also features a convenient study nook and a sunny window view over the front courtyard. The main open-plan living space boasts a family room, a dining area, and an adjoining modern galley-style kitchen. Equipped with stainless-steel appliances, ample cabinet and bench space, a dishwasher, and servery window, the kitchen is a chef's delight. The bedrooms are on one side of the home and are fitted with ceiling fans for comfort, while the master and second bedroom also boast built-in robes. The beds are accompanied by a family bathroom, and a second bathroom and powder room are seamlessly integrated into the living area. Entertain effortlessly in the backyard oasis, complete with a covered verandah with pull-down blinds, a paved patio, and a spacious workshop or double garage, with an attached paved pergola with a rainwater tank, ceiling fan, and double sink. Enjoy the gardens adorned with fruit trees-peach, orange, and apricot-while the automated sprinkler system ensures everything thrives. Revel in the secure off-street parking, with the double garage and attached driveway, along with extra parking available in the front yard. Beyond the comforts of home, this property offers easy access to major roads, ensuring a smooth commute to the CBD and nearby attractions. Quality shopping is available at Enfield Plaza, Northpark Shopping Centre, Regency Plaza, and Sefton Plaza just down the road, along with the Gepps Cross Lifestyle Shopping Precinct and weekly markets. Public transport is a short walk to Hampstead or Grand Junction Roads. Seize the opportunity to secure the home of your dreams and capitalize on the growing demand for homes in this rapidly developing area.

Property Features:

- Three-bedroom and two-bathroom home
- The master and second bedroom have mirrored built-in robes, all beds have ceiling fans
- Front lounge room with a fireplace and views of the front courtyard
- Open plan family and dining with ceiling fan, wall heater, and abundant windows with external blinds
- The kitchen has a pantry, dishwasher, gas stove, and servery window to family room
- Two bathrooms, one with a combined bathtub and shower, and one with glass shower, both have accompanying separate toilets
- Laundry room with backyard access
- Refrigerated reverse cycle air conditioning
- Blinds, curtains, and plantation shutters spread throughout the home
- Floorboards fitted throughout the entire home
- Security cameras for peace of mind
- Gas hot water system for efficient hot water
- Five kw/h solar system with fifteen panels to reduce costs
- Rear verandah along the back of the home with pull down blinds
- Spacious landscaped backyard with lawn space and patio
- Garden shed, two rainwater tanks, and fruit trees (orange, peach, and apricot)
- Automated sprinkler system for convenience
- Rear, paved pergola with ceiling fan and double sink attached to garage
- Double garage or workshop with sliding doors in the rear yard, with extra driveway parking
- Courtyard, established trees, and ample parking in the front yard
- Corner 667 m² block
- Northfield Primary School is only a short drive away

Location of Utilities:

- TV Aerial Points - 1x Lounge, 1x Family, 1x Master bed, 1x Bed three, 1x Bed two
- Data Points - 1x Dining
- Switchboard - Front right-hand side of house
- Electricity Box - Front right-hand side of house
- Gas Meter - Front right-hand side of house
- Water Meter - Front right-hand side of property
- External Taps - 1x Front left-hand side of house, 1x Front right-hand side of house, 1x Rear external wall

Schools: The nearby unzoned primary schools are Northfield Primary School, Blair Athol North B-6 School, Enfield Primary School, Pooraka Primary School, and Hampstead Primary School. The nearby zoned secondary school is Roma Mitchell Secondary College. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 321928.