

**1 Sarnia Avenue, Clearview, SA 5085**

**Boffo**

**Sold House**

Thursday, 5 October 2023

1 Sarnia Avenue, Clearview, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 327 m2**

**Type: House**



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**\$765,000**

Believable placed in a highly sought after suburb, this is your chance to indulge in a lock-and-leave lifestyle or enjoy this light-filled home, a home that will truly excite young professionals, first home buyers or investors looking for a solid investment placed in an attractive inner-city fringe location. Inside, you are treated to three lovely and generous in size bedrooms, two bathrooms including the main bedroom complete with stylish ensuite and dreamy walk-in robe. Natural light floods the open plan living and dining with a modern kitchen overlooking the dining area, boasting a suite of stainless appliances and breakfast bar for on-the-go mornings. Step out from here to the decked entertaining area, an ideal spot for hosting gatherings and enjoying outdoor moments with guests. Completing the layout is a practical laundry with external access, low maintenance gardens, and a double garage with a roller door and rear access via a roller door. Off-street parking is a breeze, thanks to the spacious driveway flanked by meticulously landscaped gardens. This residence provides a tranquil and inviting ambiance with contemporary features, situated in the sought-after Clearview neighbourhood.

Don't miss out on the opportunity to call it your own! Features that make this home special: - Master bedroom with modern ensuite, walk-in robe and ceiling fan- Neutral toned main bathroom with separate bath and shower + linen storage - Good sized bedrooms 2 & 3- Stunning open plan living, kitchen and dining area featuring downlights with glass sliding doors opening to the entertaining area- Modern kitchen featuring a wide island and breakfast bar plus a trendy splashback including a suite of stainless appliances from Westinghouse, Fisher & Paykel dishwasher, complete with ample cupboard space- Alfresco entertaining area with pergola over a Merbau deck- Separate laundry with under bench appliance space and valuable external access- Larger double garage, with storage capacity and rear access- Functional low maintenance garden with screening, fruit trees, raised vegetable gardens and lawned area- LED down lighting- Large 6.6KW solar electrical system- 10KW LG reverse cycle ducted air-conditioning- Efficient Stiebel Eltron heat pump hot water service- Alarm system- Double shade and blackout blinds to all bedrooms - Rainwater tank- Separate garden shed Conveniently located close to Northgate and Northpark Shopping Centre for your weekly shopping requirements. Local schools such as Enfield Primary School, St Martin's Primary School and Roma Mitchell Secondary College are all easily accessed in the immediate area. Public transport is a short walk to Hampstead Road or Main North Road. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174