

**1 Toronto Avenue, Clapham, SA 5062**

**Tanner**

**House For Sale**

Saturday, 4 May 2024

1 Toronto Avenue, Clapham, SA 5062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1053 m2**

**Type: House**



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**\$990k - \$1.080m**

Unlock the potential of this exceptional property nestled in the heart of Clapham. Boasting 1053sqm of land, this parcel presents a rare chance to create your dream residence or develop a lucrative project (STCC). Key Features: Stone Feature walls: Embrace the charm of timeless stone elements, adding character and allure to your vision. Ideal Location: Situated in a coveted location, enjoy the convenience of being close to exceptional schools, public transport, and renowned medical and educational institutions. With Adelaide Hospital and universities on one side and Flinders Hospital and university on the other, the property is strategically positioned for convenience. Access to Amenities: Within a short 15-20 minutes' drive, revel in the proximity to Adelaide's pristine beaches, the airport, and the picturesque Adelaide Hills. Development Potential: With ample space and approximately 50 meter frontage, explore the possibilities for subdivision, expansion, or crafting a bespoke residence tailored to your lifestyle (STCC). Location Highlights: Education: Benefit from access to top-tier educational institutions, facilitating a seamless academic journey for your family. Transport Links: Enjoy easy connectivity to public transport networks, ensuring effortless commuting to the city and beyond. Recreation: Indulge in the best of South Australia's offerings, from coastal escapes to scenic hillside retreats, all within a short drive from your doorstep. Don't miss this incredible opportunity to shape your future in one of Adelaide's most sought-after neighbourhoods. Whether you're an astute investor or a homeowner with a vision, seize the potential that awaits at 1 Toronto Ave, Clapham. Grass has been digitally enhanced in backyard photos. Contact us today to arrange an inspection and explore the endless possibilities awaiting at this Clapham opportunity. Specifications: CT / 5328/748 Council / Mitcham Zoning / SN Built / 1954 Land / 1053m<sup>2</sup> (approx) Frontage / 52.4m Council Rates / \$pa Emergency Services Levy / \$178.50pa SA Water / \$204.65pa Nearby Schools / Clapham P.S, Mitcham P.S, Edwardstown P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural H.S. 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 | 338839