

10 Columbia Avenue, Clapham, SA 5062



House For Sale

Thursday, 13 June 2024

10 Columbia Avenue, Clapham, SA 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 680 m2

Type: House



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0418856334

\$1.05m

Auction Sat, 6th Jul - 11am (usp) Displaying immense street appeal, sited on a valuable corner allotment offering over 100 ft frontage with 2 driveways, offering scope to re-open the 2nd driveway to create additional parking, perfect for a caravan. The pretty picket fence surrounding the front gardens includes double gates opening to a wide driveway, leading to an automatically-controlled roller door to the modern double garage/workshop. Step into the immaculate grounds, with bowling-green lawn areas for children & pets to play, a row of decorative pear trees, and manicured hedging, complete with an irrigation system. There are 2 garden sheds, one alongside of the garage, the 2nd, in the rear yard. On entry, you are sure to love the stylish contemporary interior, offering crisp white wall decor, complementing the polished timber floorboards. Light-filled rooms, quality on-trend fixtures and modern up-grades to excite. Comprising 3 double bedrooms. The main bedroom enjoys a sparkling en-suite and all bedrooms are fitted with quality built-in robes. Both the master and bedroom 2 offer a garden outlook & over to the street. Bedroom 3 overlooks the private rear garden. A sparkling new bathroom is central to the home & is decorated in timeless grey & white tones, featuring terrazzo-style floor tiles, 'floating' vanity with stone top, frameless-glass panel to shower (rainforest/hand-held shower head), wall-mounted mirrored toiletries cabinets & heated lighting - ideal for those 'chilly' mornings. There is a twin-door linen press in the hall, alongside of the modern laundry. A guest w.c is located at the end of the laundry room. Cook up a storm in the gourmet kitchen. It is fitted with a glass cooktop, electric under-bench oven, stainless steel canopy rangehood, microwave shelf, double sink, 2-door pantry, Bosch dishwasher, Puratap water filter & a freestanding (moveable) island bench. The kitchen adjoins casual dining, also offering a garden/street outlook and polished timber floorboards. A good size family room extension off the kitchen is the perfect spot to retreat, providing r/c split-system air-conditioning, striking black frame double-glazed windows & sliding door (with security screen door) opening back to superb, all-weather covered deck entertaining with pull-down insect-proof screens. There is also a door from the family room, accessing the side yard, through to the air-conditioned double garage/workshop. Everyday and specialty shopping at nearby Mitcham Shopping Centre or Pasadena Foodland. Close to Mercedes & Scotch Colleges, zoned for Unley High, steps to Clapham Primary & within the catchment for St James Park Kindergarten. Easy access to buses along Springbank Rd & Lynton Train Station. Just under 6 km's to Westfield Marion, the Adelaide CBD and a short drive to Flinders. Extras Include:- Ducted evaporative air-conditioning, r/c split-system air-conditioner, r/c air-cond. in garage, modern outdoor ceiling fan, 6.6 kw solar, smoke alarm, irrigation system (front & rear), gas instantaneous hot water service, temperature controlled water & custom blinds. Council - Mitcham Zoning - SN - Suburban Neighbourhood Year Built - 1954 Land Size - 680m² Total Build area - 197m² Council Rates - \$1,640.80 pa Emergency Services Levy - \$172.45 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403