

**10 Harcourt Avenue, Clovelly Park, SA 5042**



**House For Sale**

Thursday, 9 May 2024

10 Harcourt Avenue, Clovelly Park, SA 5042

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 429 m2**

**Type: House**



Leann Selfe

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## **BEST OFFER BY 20/5 \$679k**

Welcome to your new home nestled on a leafy, easy-care 429m<sup>2</sup> north-facing corner block. This captivating home has been lovingly revitalized throughout, offering a harmonious blend of classic charm and modern convenience. The owners have made a permanent move overseas. They have been most realistic in their price expectations, setting a very affordable reserve selling price at \$679,000. Therefore the BEST OFFER (with most favorable conditions) received at this price or above by 1pm MONDAY 20TH MAY will buy. However early offers are welcome! Step inside and be greeted by fresh paint, polished authentic timber floors, and new trendy carpets that exude warmth and style. Stunning floor-to-ceiling sheers adorn the windows, allowing natural light to dance through every room. With three spacious bedrooms and a large lounge, there's ample space for relaxation and unwinding. The open-plan kitchen/meals area beckons with its electric cooker, abundant cupboard storage, and generous bench space, perfect for culinary adventures. The northerly facing aspect ensures that the front bedrooms bask in gorgeous sunny rays, while the afternoon western sun illuminates the living space, creating a welcoming ambiance throughout the day. For year-round comfort, several reverse cycle air conditioning split systems have been thoughtfully installed, complemented by ceiling fans in the Lounge & Bedrooms 1 & 2. Outside, the easy-care rear courtyard beckons, offering numerous entertaining areas to suit every mood. Whether it's lounging on the deck/pergola, relaxing in the side garden under the shade of the tree, or gathering around under the carport, there's a space for every occasion. Parking is a breeze with room for two vehicles under the carport and an additional spot in the driveway. Plus, envision the possibilities with potential side street access to the rear paved area - perfect for accommodating a caravan or trailer with just a simple fence-to-gate transformation. Experience the benefits of cost and energy savings with the 4KW solar system, as well as added security and insulation provided by the security roller shutters on most windows. Conveniently located mere minutes from Sacred Heart Middle School, the new Tonsley Precinct, and just a short 7-minute drive from the Flinders Medical/University Complex, this home offers easy access to a range of amenities and services. With shopping, local schools, and public transportation options nearby, including the convenience of trains and buses for commuting to the CBD, the location is simply unbeatable. Embrace the charm, convenience, and lifestyle this property offers. Make it yours today!! Property built 1953 Land size 429m<sup>2</sup> House size 97m<sup>2</sup> Council Rates \$ 1508 pa