

# 108 Springbank Road, Clapham, SA 5062

## House For Sale

Tuesday, 5 December 2023

108 Springbank Road, Clapham, SA 5062

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 343 m2

Type: House



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**\$849,000 - \$889,000**

Nestled in a sought-after and highly convenient location, this contemporary two-story townhouse boasts the perfect balance of practicality and style. With a thoughtfully designed floorplan comprising 4 bedrooms, 2.5 bathrooms and 3 living zones seamlessly spread across two levels, it delivers ample space and welcoming ambiance with ease. Bright and airy from the moment you step inside, high ceilings, sparkling downlights and fresh modern tones flow throughout, while timber-look floating floors add a wonderful touch of contemporary style. The heart of the home - a modern kitchen - is punctuated by gorgeous stone benchtops, quality SMEG appliances and loads of practical storage. The central island bench creates a hub for easy connection during meal prep, while the adjoining family zone forms a cohesive space for everyday living. Adding to the home's appeal, ducted climate control ensures comfort year-round, while two secondary living areas serve as perfect spots for relaxation and ensure everyone has their own space to enjoy. Outdoor living's also a delight in the private, fully-fenced yard, where lush lawns and well-maintained gardens make it a perfect place for children or pets to play. And when time comes to unwind? Four bedrooms ensure ample accommodation for both family and guests. The generous master promises restful retreat with its walk-in robe and private ensuite, while the upper level plays host to three more bedrooms - one with private balcony access, another with lovely elevated views and a versatile fourth that could easily become a practical home office or study. A shared bathroom upstairs and additional powder room + toilet downstairs are tastefully appointed too, complemented by a separate laundry, while a secure garage provides added peace-of-mind with internal access to the house. Promising a lifestyle of ease and accessibility, everything you need is within arm's reach: shops, schools, healthcare and public transport. All oh-so-close. Situated within walking distance to multiple sporting hubs, parks and reserves - including Randall Reserve - and mere minutes from Mitcham Square Shopping Centre and spectacular Somerton Beach, active families are in for a treat. Students are sure to love the proximity to several major universities too - plus, the city's just a quick 12 minutes by car! The perfect first home, savvy investment or golden ticket to your new, carefree lifestyle. All this awaits, and more. Call Carly to arrange an inspection today.

**Why You'll Love It**

- Beautifully presented two-story townhouse in a convenient location close to shops, schools, healthcare and public transport
- Generous floorplan that boasts 4 bedrooms, 3 living zones and 2.5 bathrooms across two levels
- Sunlit open plan living, with lovely fresh modern tones, high ceilings, LED downlights & stylish timber-look floating floors throughout
- Modern central kitchen with stone benchtops, island bench, stainless steel SMEG dishwasher, stainless steel SMEG oven & gas cooktop, walk in pantry + double sink
- Main family living / dining zone with access to the backyard
- Two secondary living zones, one upstairs and one downstairs
- Master suite with walk-in robe & private ensuite
- Second bedroom with a built-in-robe + private access to a balcony
- Third bedroom with built-in-robe + elevated views
- Fourth bedroom, perfect for nursery, guests or a home office / study
- Stylish shared bathroom with stone benchtops, double vanity + separate toilet
- Powder room + separate toilet to accommodate guests downstairs
- Laundry + built-in storage
- Under stairs storage
- Fully-fenced, secure rear yard with well-maintained, established gardens + lush lawn
- Single garage with panel lift door + internal access
- Ducted, zoned reverse-cycle air conditioning
- Rinnai water temperature control, zoned ducted heating & cooling

**A Fantastic Location**

- Within walking distance to multiple sporting hubs, parks and reserves, including Randall Reserve
- Under 10 minutes to Adelaide University's Waite Campus & under 15 minutes to Flinders University Bedford Park and Sturt Road Campus
- Multiple primary and secondary schools within 15 minutes
- Mitcham Square Shopping Centre (~5 min)
- Flinders Medical Centre (~11 min)
- Adelaide CBD (~12 min)
- Sturt Gorge Recreation Park (~12 min)
- Westfield Marion Shopping Centre & Entertainment hub (~15 min)
- Somerton Beach (~16 min)
- Glenelg foreshore and shopping strip (~20 min)
- Adelaide International Airport (~22 min)
- Mount Lofty Botanic Garden (~23 min)

Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. (RLA 249515)