

**11 Gordon Avenue, Clearview, SA 5085**

**House For Sale**

Wednesday, 12 June 2024

11 Gordon Avenue, Clearview, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

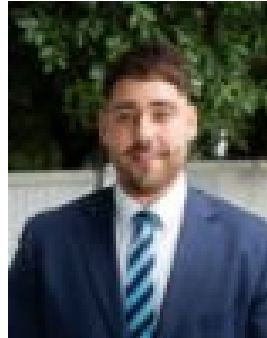
**Parkings: 2**

**Area: 444 m2**

**Type: House**



Anthony DeMarco  
0884494944



Sheldon Clinch  
0413839195

## AUCTION 22nd June 3:00PM USP

Are you looking for your first home ? Looking to downsize or seeking a fresh start ? Hunting for your next or first investment property ? Then look no further! Number 11 of Gordon Ave ticks all the boxes, it's solid, updated, spacious and has all you require for comfortable modern living underpinned by 9.02% Avg. annual growth. Features Include- 444sqm Corner Block- Solid Brick 1950's Construction- 3 Bedrooms- 2 Bathrooms both recently updated- Fully Fenced with Automatic Gate- Paved Undercover Entertaining - Established gardens and lawns- Ducted RC heating and cooling- Easy care floating floors- Appraised Rental \$550.00 - \$580.00 per week- Coleridge Reserve Tennis Courts & Playground across the street- 150m to Bus Stop- 1.25km to Roma Mitchell Secondary- 1.25km to St Gabriels Primary- 850m to Northfield Primary- Close to major shopping and amenities- 9.02% Avg Annual Growth ( Your investment property magazine )The area of Clearview is going from strength to strength, this property is a great place to start or finish, it's solid, low maintenance and everything you need is so close. We recommend your immediate inspection as this property will be sold sooner rather than later. Property will be sold at Public Auction on the 22nd June 2024 at 3:00PM unless sold prior. No price representation will be offered as this property must be sold.\*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. RLA 325043