

11B Byron Avenue, Clovelly Park, SA 5042



House For Sale

Thursday, 9 May 2024

11B Byron Avenue, Clovelly Park, SA 5042

Bedrooms: 3

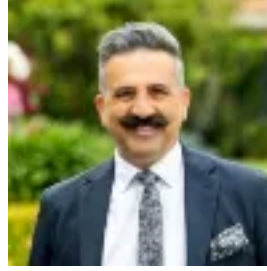
Bathrooms: 2

Parkings: 1

Type: House



Wayne Tuong
0882928300



Nazz Mina
0882928300

Auction (USP)

Welcome to this stylish and meticulously maintained 3-bedroom home nestled in the picturesque suburb of Clovelly Park, offering an ideal retreat for small families, couples, singles, or savvy investors. Upon arrival, you're greeted by a charming front garden, requiring minimal upkeep yet radiating warmth and invitation. Stepping inside, a discreet study nook awaits, perfect for those working remotely or seeking a quiet space for study. The heart of the home boasts an open-plan living, dining, and kitchen area, designed for modern living. The kitchen features sleek stone benchtops, a generous breakfast bar, a gas stovetop, ample cupboard space, and stainless steel appliances, making meal preparation a breeze. The master bedroom is generously proportioned and includes a spacious walk-in robe and a fully-tiled ensuite bathroom with a convenient double vanity. Bedrooms 2 and 3 also offer ample space and come complete with built-in robes, ensuring practical storage solutions. The main bathroom exudes contemporary elegance, with a large bathtub and separate shower. Stepping outside, an undercover alfresco area provides the perfect setting for outdoor entertaining and hosting guests, complemented by the low-maintenance yet aesthetically pleasing backyard. Additional features of this property include ducted heating and cooling throughout, a separate laundry room, and a single garage for secure parking, enhancing both comfort and convenience. Situated in a prime location, this home offers easy access to essential amenities such as Pasadena Shopping Mall and Westfield Marion, ensuring all your shopping needs are met. Nearby, the Mitchell Park Sports & Community Club provides access to recreational facilities, while Flinders University and Medical Centre are just a stone's throw away. For beach enthusiasts, the golden sands of North Brighton Beach are a short 15-minute drive away. Commuting is a breeze with Mitchell Park Railway Station nearby, offering direct access to the CBD. Quality schooling options are plentiful, with schools such as Sacred Heart College, Mitcham Girls High School, Scotch College, and Westminster School in close proximity, catering to families with educational aspirations. Don't miss out on the opportunity to call this immaculate property home, where modern comfort meets convenient suburban living. What we Love:

- Open-plan living, dining, and kitchen area
- Modern kitchen with sleek stone benchtops, a breakfast bar and a gas stovetop
- Stylish wide profile tiles throughout
- Spacious master bedroom with walk-in robe and fully-tiled ensuite bathroom with double vanity
- Bedrooms 2 & 3 with built-in robes
- Large updated main bathroom with bath tub and separate shower
- Undercover alfresco area for outdoor entertaining
- Ducted heating and cooling throughout
- Single garage for secure parking
- Tucked away study nook upon entry
- Close proximity to Pasadena Shopping Mall and Westfield Marion
- Nearby Mitchell Park Sports & Community Club
- Short drive to Flinders University and Medical Centre
- 15-minute drive to North Brighton Beach
- Mitchell Park Railway Station for easy CBD access
- Quality schooling options including Sacred Heart College, Mitcham Girls High School, Scotch College, and Westminster School

Auction: Sunday, 26th May 2024 at 3.30pm (USP) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.