

12 Clems Lane, Littlehampton, SA 5250

HARRIS

Sold House

Saturday, 16 December 2023

12 Clems Lane, Littlehampton, SA 5250

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 2023 m2

Type: House



Patrick Haymes

0418828252

Contact agent

Sited on some 2023 square meters approximately this home enjoys an elevated position on the allotment offering delightful rural views. Built in 1989, the home on the first level is disposed as open plan kitchen and living, separate dining, two bedrooms, bathroom with sauna, laundry. On the second level, there are two further bedrooms, main with ensuite and walk in robe, spacious study, large balcony enjoying lovely views of the very well maintained grounds. This very appealing residence is further enhanced by polished floorboards, split system air conditioning, combustion heating, a delightful rear entertaining deck, double garaging and additional carport. In addition, a spacious flat garden area of the allotment will cater for excellent family activities and outdoor entertaining. A most impressive Hills residence within close proximity to all necessary amenities, schools, shopping and transport. Specifications: CT / 5433/919 Council / Mount Barker Zoning / NBuilt / 1989 Land / 2023m² Frontage / 20.12m Council Rates / \$3,527.59pa Emergency Services Levy / \$144.30pa SA Water / \$74.20pq Estimated rental assessment: \$570 - \$620 p/w (Written rental assessment can be provided upon request) Nearby Schools / Littlehampton P.S, Mount Barker P.S, Mount Barker South P.S, Nairne P.S, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409