

# 13 Kelway Crescent, Clearview, SA 5085

## House For Sale

Friday, 8 December 2023

13 Kelway Crescent, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 301 m2

Type: House



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## Contact Agent

Auction Location: On Site Nestled between the vibrant pulse of Grand Junction and Hampstead Roads, this contemporary courtyard home offers a serene retreat with an enviable view of St Albans Reserve. This property is the epitome of easy-care living, perfectly tailored to accommodate the hustle and bustle of modern lifestyles. The home itself is a testament to modern design, with a fresh neutral colour palette that invites a sense of calm and relaxation. The open plan living and outdoor entertaining areas flow seamlessly, creating a space that is both functional and aesthetically pleasing. Meanwhile, the allure of a 'lock up and leave' lifestyle is undeniable, offering the freedom to explore and enjoy life without the worry of property maintenance. Appealing to first home buyers, professional couples, small families or investors alike, this is the perfect opportunity to purchase a home that caters to busy lifestyles without compromising on comfort. Features to note: • Split system air conditioning • Security Roller Blinds to the external windows • Open plan design • Kitchen equipped with stainless steel appliances and island bench/ breakfast bar • Three spacious bedrooms, the master suite with walk in robe and ensuite • Laminate Timber Floorboards to the living and hallways with carpet to bedroom areas • Ceiling fans to bedrooms • Full sized bathtub • Separate laundry with direct access to outside • Paved outdoor Terrace • Security Alarm system • Secure garaging with Automatic Roller Door and direct internal entry

Shopping and Local Conveniences: • Only 8kms from the CBD • Shopping Centre • Sefton Plaza Shopping Centre • Churchill Centre, including Costco • Gepps X Homemakers Centre • First Things First Coffee drive through

Nearby Attractions, Entertainment and Eateries: • Across the road from Clearview Tennis Club, basketball courts, Athletics club and St Albans Reserve • Adelaide Croatia Raisers Soccer Club • Kilburn Football and Cricket Club • Adelaide Super-Drome • Coopers Alehouse, Gepps Cross • Minutes to the popular Prospect Road strip for eateries, bars and entertainment • Chicken Chef • Café De Vili's (open 24 hours)

Schooling: • Zoned to Roma Mitchell Secondary College • Private: St Gabriel's, Blair Athol North, Enfield Primary, Hampstead Primary, Prospect North Primary, Saint Paul Lutheran, St Brigid's, Cedar College, and St Martin's Catholic Primary Schools all walking or cycling distance from home.

Method of Sale: • Auction On Site at 6:00pm, Friday 22nd December 2023

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