

13 St Clair Avenue, St Clair, SA 5011

HARRIS

Sold Townhouse

Thursday, 9 November 2023

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Bedrooms: 2

Bathrooms: 2

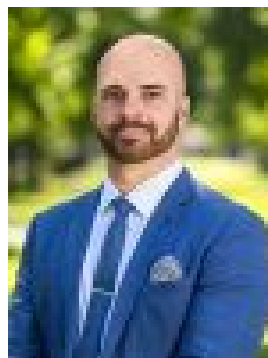
Parkings: 1

Area: 122 m2

Type: Townhouse



Scott Moon
0421448312



Troy Law
0449763628

\$555,000

Best Offers By 1:00pm Tuesday 21st November (unless sold prior) Combining the finest in free-flowing floorplan and suburb master planning, this striking townhouse offers an enviable framework for you to thrive. A lock-up-and-leave, easy-care home created for functionality and relaxed modern form, coupled with St Clair oval as your new front yard – say hello to your next era. Radiating street appeal, contrast cladding and timber accents showcase a contemporary terrace frontage, while also delivering the first hint of the impressive scale to come. North facing orientation ensures an abundant of natural light to a spacious open-plan living area spanning from front to rear, further amplified by crisp colour palette and light-wash timber floors. A sleek modern kitchen boasts stone benchtops, gas cooktop and stainless-steel appliances and walk-in pantry, with central placement ensuring easy flow across all zones. To upper floor, a generous main bedroom frames elevated views across the oval and soaks up more of those glorious northern sunrays, while wall-to-wall robes and a luxe ensuite service the suite with skill. An additional bedroom with built-in robes and a contemporary family bathroom completes the floorplan with further utility. An easy-care rear yard delivers private space for entertaining or relaxing outdoors, while a rear access carport guarantees a seamless homecoming. Moments to endless amenities at St Clair Village, with St Clair Oval and Recreation Reserve your new front yard for downtime spent outdoors, and the best of Adelaide's beaches only 10 minutes west. Close to Woodville Primary and High Schools, with the CBD only minutes away via Port Road for a streamlined school run and commute. Every box ticket for a life well-lived - it's the only good life in St Clair. More to love:- Ultra-low maintenance allotment- Secure lock-up garage with remote panel lift door- Ducted air-conditioning- European laundry- Downstairs WC- Timber-look floors and neutral carpets- Downlighting- Security system- Rainwater tank Specifications: CT / 6082/361 Council / Charles Sturt Zoning / HDN Built / 2013 Land / 122m² Council Rates / \$1141.50pa Emergency Services Levy / \$115.20pa SA Water / \$215.28pq Community Rates / \$176.79pq Community Manager / Strata Data Estimated rental assessment: \$450 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Woodville P.S, Challa Gardens P.S, Woodville Gardens School Birth-6, Pennington School R-6, Kilkenny P.S, Woodville H.S 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