

15 Branson Avenue, Clearview, SA 5085



Sold House

Thursday, 16 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 804 m2

Type: House



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\$1,031,000

Auction Location: On Site Discover the epitome of versatility with this solid brick construction properties, featuring two distinct homes on one title positioned on a generous size allotment 804sqm of prime land. Experience a sense of space in this prime and highly sought suburb right in heart of Clearview. This exclusive dual dwelling residence, beautifully nestled and well maintained offers the flexibility of endless opportunities. The unique configuration of this property opens a world of possibilities, allowing enough options to meet whichever scenario you may desire. Main Dwelling Features: - Welcoming wide entrance with timber floorboards - High ceilings - Separate lounge with gas heating - Neat and tidy kitchen with gas cooking and pura tap - Adjacent meals area - Three generous size bedrooms all with built-in wardrobes and timber floorboards - Main family bathroom with floor to ceiling tiling, bath and shower - JAG laundry and storage cupboards Detached Self- Contained Accommodation: - Open plan lounge and dining - Second kitchen with stone top JAG island bench, gas cooking and ample cupboard space - Generous size bedroom - Separate retreat/games room or possible 2nd bedroom with built-in wardrobes - Bathroom and laundry facilities Other Features: - Automatic drive-thru carport with secure parking for three cars - Additional off-street parking - Large under cover paved entertaining area ideal for all your gatherings and ideal for the kids to play in - Expansive rear yard with an abundance of fruit trees including orange & apricot - Rainwater tank + 2 sheds - Gas heating and ducted evaporative cooling - 16 solar panels for efficiency Nestled on Branson Avenue, this property offers a lifestyle of unparalleled convenience with many amenities just steps away. The vibrant pulse of Hampstead Road awaits, bustling with activity and the beckoning allure of the Enfield Hotel, perfect for a leisurely stroll or casual outing. Indulge in the luxury of proximity to the Greenacres Shopping Centre, a short drive unveiling a haven of retail therapy and diverse dining experiences. With local transport close by and with seamless access to North Adelaide and the City Centre. Get in touch with Frank Azzollini on 0419 849 037 or Rosemary Auricchio on 0418 656 386 to find out more about the property. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322