

**15 Calvert Street, Enfield, SA 5085**



**House For Sale**

Thursday, 7 March 2024

15 Calvert Street, Enfield, SA 5085

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 720 m2**

**Type: House**



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## Auction On-Site Saturday 23rd March 10:00AM (USP)

Nestled in the heart of the vibrant community of Enfield, 15 Calvert Street beckons with its timeless charm and modern comforts. This residence exudes character and warmth from every corner. Stepping through the entrance, you are greeted by an open-plan kitchen and meals area, the heart of the home where culinary delights are shared and memories are made. The spacious lounge invites relaxation, offering a cozy sanctuary for movie nights. Tiled floors guide you through the meticulously designed space, leading to four bedrooms, each adorned with elegance and functionality. • Four bedrooms • Open-plan kitchen and meals area, perfect for gatherings and entertaining • Spacious lounge for relaxation and leisure • Bathroom with a separate toilet for added convenience • Front and back verandahs, inviting outdoor living and tranquil moments • Front garage under the main roof with storage and additional car spaces for ample parking • Large rear workshop/garage with rear laneway access • Safe and secure with fencing surrounding the property • 720 sqm of land offering space and privacy for your family to flourish • Subdivision potential on corner allotment (subject to council consent) • Walking distance to Enfield Primary School and St Gabriel's School • Well serviced by public transport

Situated in the heart of Enfield, this home offers more than just comfortable living - it offers a lifestyle of convenience and community. Enfield is renowned for its safety and activity, making it an ideal setting to raise a family or enjoy the golden years of retirement. Within close proximity to a wealth of amenities, including Enfield Primary School, St Gabriel's School, Our Lady of the Sacred Heart College, and Brighter Beginnings Early Learning. For leisure and recreation, Enfield boasts a state-of-the-art swimming centre and sprawling parks catering to various sporting activities. When it comes to dining and entertainment, options abound with a myriad of restaurants and cafes such as First Things First Coffee and Alminas Kitchen. Don't miss the opportunity to make 15 Calvert Street your new home - a place where comfort, convenience, and community converge to create a life of endless possibilities.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251**

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood Land | 720sqm (Approx.) House | 266sqm (Approx.) Built | 1965 Council Rates | \$1,264.60pa Water | \$170.91 pqESL | \$305 pa