

**17 Arthur Street, Clarence Gardens, SA 5039**



**Sold House**

Wednesday, 8 November 2023

17 Arthur Street, Clarence Gardens, SA 5039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 743 m2**

**Type: House**



Daniel Richardson



Ethan Millen  
0452660240

## Contact agent

Auction Sat, 2nd Dec - 11.30am Just a 4km straight line from the CBD stands some 743sqm of utter opportunity on a tightly-held street, whether you embark on an ambitious-but-rewarding renovation project or take those grand plans of a new build and bring them to life on its wide-fronted parcel. That parcel runs deep too, ensuring you can always extend the 3-bedroom art-deco that's belonged to the one family for an eternity, features freshly polished timber floors and sits back from its leafy street. Whatever you do, the convenience of its locale can never be understated on the doorstep of a range of parks and reserves, Cabra Dominican College, Cumberland Park and Castle Plaza shopping precincts and public transport that will just about teleport you to the CBD and metro coast. Clarence Gardens it is then. Features we love...- A rare chance to build on a big parcel in what has become one of Adelaide's most sought-after suburbs - Scope to renovate existing dwelling despite its state of disrepair - Hardwood floors and high ceilings - Huge, tranquil rear yard with large storage shed - Lock-up carport and off-street parking for multiple cars - Enviably placed on a quiet street amongst other large homes/parcels - Walking distance from bus and train stops - A short drive from cosmopolitan Unley and King William Roads - Close to a range of quality public schools and colleges CT Reference - 5812/2 Council - City of Mitcham Council Rates - \$1,845.95 pa SA Water Rates - \$207.75 pq Emergency Services Levy - \$181.50 pa Land Size - 743m<sup>2</sup> approx. Year Built - 1935 Total Build area - 231m<sup>2</sup> approx. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 286513