

**17 Clairville Road, Campbelltown, SA 5074**

**HARRIS**

**Sold House**

Monday, 8 January 2024

17 Clairville Road, Campbelltown, SA 5074

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 769 m2**

**Type: House**



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**\$1,027,000**

A remarkably untouched swansong to a family home humbly lived and loved for decades, 17 Clairville Road quickly reminisces the hallmark qualities this much-favoured suburb delivers. From local schools and leafy parks, a strong sense of community, along with vibrant shopping precincts flourishing with Continental delicacies – such an opportunity to step into this sought-after locale needs no reminding. With solid, mid-century footings set across a spacious 769m<sup>2</sup> parcel, this 3-bedroom base sees loads of yesteryear comfort, including a free-flowing formal lounge extending to the open and airy dining and chef's kitchen with all the room for helping hands, while outside finds huge undercover entertaining space, pitched pergola alfresco, as well as a contained rumpus with full kitchen. Such combinations of size to spread and options to host fun-filled get-togethers centred around home-cooked deliciousness no matter the season or reason leaves its timeless mark on an address that saw lifelong joy. But new beginnings are afoot and with such exclusive land size on offer, the scope to redesign and rebuild here is limited only by your architectural imagination (STCC). Whether you're looking to live or lease as you plot and plan your designer home dreams, or simply have been looking for that elusive block to get started without hesitation, then surely your search ends here. Arm's reach to both primary and high school options, a stone's throw to the iconic Mercato, Pasta Deli, Newton Central and Firlie Plaza & Kmart for all your daily essentials, ease your way against traffic to the Paradise Interchange for hassle-free city-bound commutes, and savour weekend walks with endless adventure along the Linear Park Trail or Morialta Reserve in what truly is a property that promises it all. Features you'll love: – Large original property set on a spacious 769m<sup>2</sup> (approx.) parcel inviting a range of redesign, rebuild and subdivision potential (subject to council conditions) – Well maintained family home featuring generous master bedroom, two ample-sized single rooms, and central main bathroom with skylight – Lovely formal lounge adjoining the open and airy dining and kitchen zone featuring great bench to space, abundant cabinetry and cupboards, dishwasher and gas stove top – Huge outdoor entertaining area with all-weather verandah, alfresco with pitched pergola and handy rumpus room with full kitchen – Utilising cost effective bore water – Neat lawn area, as well as fruiting trees, chicken coop, storage shed and garage completing the long, secure carport with roller door. Location highlights: – Around the corner from East Torrens Primary and moments to Charles Campbell College for stress-free morning commutes with the kids – Close to ARC Campbelltown, the scenic Linear Park Trail and the iconic Morialta Reserve for an active, outdoors lifestyle – Under 5-minutes to Newton Central and its raft of cafés, and a quick 7-minutes to Firlie Plaza & Kmart for more great shopping options close to home. Specifications: CT / 5642/908 Council / Campbelltown Zoning / GNBuilt / 1960 Land / 769m<sup>2</sup> Frontage / 20.32m Council Rates / \$2,051.10pa (approx) Emergency Services Levy / \$320pa (approx) SA Water / \$197pq (approx) Estimated rental assessment: \$650 - \$700 p/w (Written rental assessment can be provided upon request) Nearby Schools / East Torrens P.S, Charles Campbell College 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 | 22640