

18 Walton Avenue, Clearview, SA 5085



House For Sale

Tuesday, 28 November 2023

18 Walton Avenue, Clearview, SA 5085

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Vince Tropepe

0402112777

Auction On-Site Sunday 17th December 3:15pm

Nestled in the heart of Clearview, this four-bedroom, one-bathroom gem is a humble sanctuary for your family. With its blend of comfort, convenience, and charm, this Clearview home ticks all the boxes for a family home or a solid investment opportunity on a large corner allotment. The promise of a serene life begins as you step through the door, welcomed by a spacious lounge room adorned with a charming pot-belly fireplace, perfect for unwinding on cozy evenings. The home boasts easy-care vinyl floors in the combined kitchen and meals area, and in the formal dining room, which features double doors that extend the living space to the outdoors. The functional kitchen features ample wooden cabinetry and preparation space, with an electric stove, and raised breakfast bar overlooking the meals. The spacious bedrooms provide comfort for the entire family, with three featuring built-in wardrobes for convenient living. The third spacious bedroom can also function as an additional living space. While the bathroom offers a shower, and bathtub, with vanity storage, and a separate toilet for added convenience. Step outside onto the covered verandah, a tranquil space that overlooks the established gardens. With bountiful lawn space for kids and pets to play, a rainwater tank, and a shade house, the yard provides practical features for the green thumb, while still offering extensive leisure opportunities. The property extends its charm with a double garage at the rear, accompanied by a convenient carport and paved areas for extra parking, projects or gatherings. With additional parking available in the subsidiary driveway located by the bedrooms, this home allows for extensive parking options for a busy household. The home is thoughtfully equipped with evaporative ducted cooling for the warmer months, while solar panels work in conjunction to keep costs down. The external roller shutters fitted on all windows offer security and privacy, as well as working collectively to keep ideal temperatures in the home. Storage options abound within the hallway cupboards, and the internal laundry room. Strategically located just twenty minutes from the CBD, with public transport options nearby, 18 Walton Avenue allows for an easy commute. With the St Albans reserve a mere one-minute drive away, Northgate Village Shops a short six-minute drive, with both an IGA, and Enfield Plaza just around the corner, this home offers outdoor opportunities and practical living. The property is also close to local schools, ensuring it is perfect for families. Don't miss your chance for serene living in Clearview - today!

Property Features:

- Four-bedroom and one-bathroom home
- Three-bedrooms have built-in wardrobes for storage and the third bed offers versatility as an additional living space
- Tranquil lounge with pot-belly fireplace for cosy evenings
- Formal dining room with double doors leading to the verandah
- Combined kitchen and meals area with backyard access
- The kitchen offers an electric stove, raised breakfast bar, and ample wooden cabinetry
- The bathroom has a shower, a bathtub with a handrail, and vanity storage, with a separate toilet for convenience
- The laundry room is accessible from the kitchen and has storage space and stone tiled floors
- Ample cupboard storage in the hallway
- Evaporative ducted air conditioning throughout the home for the warmer months
- Curtains fitted throughout the home, with external roller shutters on all windows
- Easy care vinyl floors in the kitchen, meals, and dining room, with carpeting throughout the rest of the home
- Solar heated hot water system for eco efficient hot water
- Six solar panels to reduce the cost of living
- Rainwater tank and shade house in the backyard
- Entertaining verandah with stone pavers, stairs, and a ramp leading down to the backyard
- Tidy lawn spaces with established greenery
- Single carport and double garage with panel lift door in the backyard
- Extra secure parking in front of the garage, and along the other side of the house in the second driveway by the bedrooms
- Corner block with a large grass filled frontage and low maintenance gardens

Roma Mitchell Secondary College is only four minutes away

Location of Utilities:

- TV Aerial Points - 1x Lounge
- Data Points - Unable to locate
- Switchboard - Left-hand side of home under verandah
- Electricity Box - Left-hand side of home under verandah
- Gas Meter - N/A
- Water Meter - Unable to locate
- External Taps - Backyard - 1x Rear external wall of the kitchen

Schools: The nearby unzoned primary schools are Northfield Primary School, Blair Athol North B-6 School, Enfield Primary School, Pooraka Primary School, and Hampstead Primary School. The nearby zoned secondary school is Roma Mitchell Secondary School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

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. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.