

**22 Bellavista Avenue, Clapham, SA 5062**



**House For Sale**

Thursday, 23 November 2023

22 Bellavista Avenue, Clapham, SA 5062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 676 m2**

**Type: House**



Alistair Loudon  
0481361617



Andrew Hodge  
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**\$1.3m**

Auction Sat, 9th Dec - 2.30pm (usp) Flowing from south to north with such beautiful ease, you'll float from one space to the next of this solar-powered home knowing every stage in life is catered for, on the enviably placed cusp of the quality colleges, public schools and daily conveniences that make Clapham the logical conclusion for growing families or downsizers alike. Bundles of natural light usher your through this flawlessly presented 4-bedroom home headlined by its striking stone facade, high-end selections, a luxuriously large ensuited master wing and a bevy of living spaces that adapt to your changing needs, and saves its soul-soothing crescendo for a rear outlook so tranquil the city surely can't be so close. The beautiful truth: the CBD is less than 20-minutes from this consummate entertainer with an ultra-functional open-plan kitchen and a family room at its feet that blurs the line between indoors and out with one slide of its glass doors. Spill straight out to the timber-decked alfresco pavilion, ready for Christmas lunch and just steps from your very own pizza oven. Need some supplies? Mitcham Square and Pasadena Square are just a pause away. For the perfect forever home, just press 'play'. Features we love... - Supremely flexible floorplan with a home office/sitting room, family room, retreat/4th bedroom and more - Impeccably parented, inside and out, on its prized south-north parcel - Solar system for reduced energy bills - Ducted reverse cycle heating and cooling throughout - Spacious master wing with walk-in robe and ensuite - Open-plan kitchen with breakfast bar, large pantry, dishwasher and 900mm freestanding oven/gas cooktop - Custom window furnishings throughout - Double garage with additional parking in front - Secure with electronic coded entry - External gas outlet to pavilion - Gas hot water system - Garden/tool shed - Storage includes built-in robes to bedrooms 2 and 3 - Close to train and bus routes - Moments from the Mitcham precinct.- Moments from Scotch and Mercedes Colleges, Unley High School and more- Zoned to Unley High School; and with easy access to Urrbrae Agricultural High School, Mitcham Girls' High School and Springbank High School.- A short drive from Brown Hill Creek/hiking trails, Mitcham Library and Flinders University/Hospital precinct. CT Reference - 5079/676 Council - City of Mitcham Council Rates - \$2,916.50 pa SA Water Rates - \$269.91 pq Emergency Services Levy - \$156.55 pa Land Size - 676m<sup>2</sup> approx. Year Built - 2006 Total Build area - 271m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 286513