

23 Guildford Street, Clearview, SA 5085



House For Sale

Saturday, 13 January 2024

23 Guildford Street, Clearview, SA 5085

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 749 m2

Type: House



Andrew Rose

0421988597

\$720,000 - \$770,000

Welcome to a fantastic opportunity presented by Andrew Rose of LJ Hooker! Prepare to be pleasantly surprised by the myriad of possibilities that this charming family home has to offer. It is truly an absolute delight, and you certainly wouldn't want to let this opportunity slip through your fingers. As you step inside, the abundance of natural light welcomes you to a well-designed space. The main residence features three bedrooms, each thoughtfully positioned for comfort and privacy. Bedroom one boasts a built-in robe, adding a touch of convenience to your lifestyle. The layout offers a separate lounge for cozy family gatherings and a distinct kitchen/meals area for culinary adventures. The functionality of this home extends beyond its inviting interiors. The real gem lies in the large external rumpus room, ideal for a teenage retreat or versatile space for your home office, a sprawling home gym, Studio, or even the perfect spot for your small business endeavors. The Rumpus room holds the 4th bedroom, equipped with its own Split System. The opportunities are as vast as your imagination, This is a Must see! For those with storage needs, an additional large rear shed is ready to accommodate all your belongings, ensuring a clutter-free living space. Outside you'll discover a backyard oasis. A decking area invites you to unwind while overlooking the generously sized backyard. There's more than enough room for the entire family and your furry friends to enjoy, making it the perfect setting for memorable gatherings and playtime. Standout Features-HUGE External Rumpus room with home office/Studio/Teenage Retreat and separate 4th bedroom-HUGE Rear shed with concrete floor-Solar System-Direct Bus route to the City -Heating and Cooling for year round comfort-3 Water Tanks-Blackout Blinds on the Verandah In today's rental market this home could achieve approximately \$660-\$690 per week. Located in the popular suburb of Clearview, this property is approximately 9.4kms from the Adelaide CBD. Enjoy the convenience of living within a short walk to Greenacres Shopping Centre, Sefton Park Shopping Centre, several schools, and various public transport options. Don't miss out on this unique blend of comfort, practicality, and potential. Contact Andrew Rose of LJ Hooker today to secure your chance at making this wonderful property your own. This is more than a home; it's an opportunity to embrace a lifestyle filled with endless options. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355