

**23 Walton Avenue, Clearview, SA 5085**



**Sold House**

Friday, 1 September 2023

23 Walton Avenue, Clearview, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



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**\$674,000**

Welcome to a prime property opportunity in the heart of Clearview. Nestled within this sought-after community, this 3-bedroom, 1-bathroom home on an 846m<sup>2</sup> block awaits your vision. Whether you're a seasoned flipper or a budding developer, this property offers a canvas of potential in a coveted location. Key Features:- 3 Bedrooms, 1 Bathroom: This property provides the foundation for a comfortable family home with three spacious bedrooms and a functional bathroom. A renovation could transform it into a modern living space.- Four Sheds: Included in the package are four sturdy sheds, offering storage, workspace, or the potential for additional rental income.- Large Block: With an impressive 846m<sup>2</sup> approx block, the possibilities are abundant. Renovate the existing home, explore subdivision options, or create something entirely new-the choice is yours.- Clearview: A Lifestyle Destination:Clearview is renowned for its family-friendly atmosphere, excellent schools, parks, and convenient transport links. The community spirit here is unmatched, making it an ideal choice for families or future tenants.- Investment Potential:This property represents more than just a house; it's an investment waiting to be realized. Whether you're keen on renovating, demolishing for subdivision, or pursuing an alternative vision, this property offers the flexibility and potential for a lucrative return on investment.- Minimum block size for subdivision is 300m<sup>2</sup> - All subject to council consents.The possibilities are limitless. To learn more about this unique opportunity or to schedule a viewing, get in touch with us today. Opportunities like this don't last long, so seize the chance to make your mark in Clearview's real estate market.Council Rates \$1,204.4paWater Rates \$168.35 paEmergency Services Levy \$140.7paDate: Friday 22nd September 2023Venue: EOS by SkyCityTime: Auctions from 4pm, registration from 3pm.Disclaimer:RLA 237185 - This advert contains information and imagery which is believed to be accurate based on our sources and/or inspections of the property before or at the time of advertising. Prospective purchasers or other parties should make their own enquiries about the validity and accuracy of this information and view the property before making any purchasing decisions.