

**24 Emily Avenue, Clapham, SA 5062**



**Sold House**

Friday, 25 August 2023

24 Emily Avenue, Clapham, SA 5062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 727 m2**

**Type: House**



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## Contact agent

Auction Sat, 16th Sep - 10am (usp) Whether the charm and nostalgia of its Art Deco roots are too hard to ignore or you're on a mission to build from the ground up on a wide, deep parcel; the path you choose for this solidly built C1947 home spanning some 727sqm on the edge of Lower Mitcham is simply the right one. Not sure what path you're on? At the very least, spend some quality time with this light-filled 3-bedroom home defined by its distinctly curved portico, multiple living zones, ample off-street parking, powered shed, a beautiful Chinese Elm tree, room for a pool, and an original kitchen with the orange tiled splashback of your retro dreams. Zoned for Colonel Light Gardens Primary School and just a short drive from Mitcham Square, Scotch and Mercedes Colleges, Clapham Primary School and both the CBD and metro coast; smooth school drop-offs, quick work commutes and fun-packed weekends come with the territory. What path will you take? Features we love...- A neatly presented and solid home, ready for a rear extension or to make way for a new build - Three spacious bedrooms, including one with external access and scope to be a home office or baby nursery - Gorgeous curb appeal behind a picket fence - Set on a wide, tree-lined street- Dining and lounge zones - Efficient split reverse cycle airconditioning - Plenty of storage and separate laundry - Updated carpets - Carport with drive-through access to large powered shed - Established gardens and huge rear yard - Walking distance from public transport - Less than 20 minutes from both the CBD and metro beaches (Glenelg) CT Reference - 5994/439 Council - City of Mitcham Council Rates - \$1,898.55 pa SA Water Rates - \$201.61 pq Emergency Services Levy - \$175.45 pa Land Size - 727m<sup>2</sup> approx. Year Built - 1947 Total Build area - 187m<sup>2</sup> approx. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 286513