

# 25 Essex Avenue, Clovelly Park, SA 5042

## House For Sale

Friday, 26 January 2024

25 Essex Avenue, Clovelly Park, SA 5042

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 712 m2

Type: House



Attilio Cavuoto  
0411660125



Matthew Girolamo  
0426203339

## Contact Agent

Situated in the heart of Clovelly Park, we present this solid brick 1960 built 3-bedroom home on a generous size allotment of some 712sqm approx that offers 3 generous size bedrooms, open plan kitchen/meals/living area, original main bathroom, timber floors, gas top stove, wall oven, ceiling fans, split reverse cycle air conditioning, pergola entertaining area, large garage & tool shed. Currently tenanted till July 2024 @ \$650 per week it could suit someone looking for an investment opportunity, development, or build your dream home subject to Planning SA or looking renovate and putting your stamp on it, this will suit the various options the choice is yours. Located at the door step of the Mitchell Park Train Station and perfectly positioned close to many other amenities that this locale offers. Offering: • 3 Generous size bedrooms. • Open plan Kitchen, dining, living area. • Modern main bathroom. • Paved pergola area • Lock-up garage. • Garden shed. • Timber floors throughout. • Gas top stove & wall oven. • Gas hot water continuous flow system. • Split reverse cycle air conditioning. • Ceiling fans Don't miss this perfect opportunity, various options with this one. All inquiries are welcome. \*Disclaimer - we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. \*Price guide - the property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email and at the open inspections.