

26 Clarence Street, Exeter, SA 5019

Sold House

Wednesday, 13 September 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 453 m2

Type: House



Kate Smith
0419183371



Steve Moffatt
0418180157

\$712,000

This Torrens title C1900s cottage villa is only a short walk to Jetty Road Largs Bay or Semaphore Village shops, hotels and café's you need. The home is bursting with charm and period highlights including high ceilings, timber floors and leadlight windows with a spacious back yard with rear access. With some effort from you, perhaps a fresh coat of paint, some new carpet, modern window treatments and polish up some floors this old girl will shine once more, and when time and your budget allows, you could even add a new kitchen to complement the rear extension leading to the outside decking area overlooking the back yard. The large hallway leads to 2 double bedrooms with fireplace, a basic kitchen with gas oven, open plan extension modern living/dining, an updated neutral bathroom with separate shower alcove plus separate laundry and toilet. Outside enjoys rear decking area with rear lane access to a large garage workshop of 8.3m X 6.2M large rear decking area and plenty of room for entertaining! Located only a short stroll to the beach, Largs Pier Hotel, Jetty Road shopping or stroll along the coastal walk to Semaphore and explore the eateries and shopping options found on cosmopolitan Semaphore Village. Renovate and refresh ... reinvigorate and be rewarded ... paint and prosper ... however you say it, this one is a money maker where you can stamp your own mark and personalise to your liking, all the while knowing the envious location will never change! Subject to HIA order from 30TH July 1992 *If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. RLA 325043