

268 Hampstead Road, Clearview, SA 5085



House For Sale

Friday, 17 November 2023

268 Hampstead Road, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 790 m2

Type: House



Vanessa Bianco
0426031255



Joe Hibeljic
0431334630

Auction On-Site Saturday 2nd December 10:30AM

Ideally located on a quiet street in the heart of Clearview, 268 Hampstead Road is more than just a property; it's a welcoming home that combines comfort with convenience. Boasting three bedrooms and one bathroom, this residence is thoughtfully designed to cater to the needs of modern living. Whether you're looking for a place to call home or a great investment opportunity, this property is just what you've been looking for. As you step inside, the warmth of the home embraces you. The lounge, adorned with plush carpeting, features a split system air conditioner, ensuring a pleasant ambiance year-round. Step through to the combined kitchen and meals area, perfect for a seamless dining experience. The kitchen, equipped with ample wooden cabinetry and an electric stove, becomes the heart of the home—a space where culinary delights come to life. The three bedrooms all come set with built-in wardrobes allowing ample storage for each member of the family, the master suite also offers a ceiling fan for added comfort on those warm nights. The ideally located bathroom provides a combined shower and bathtub, with vanity storage, and a separate toilet adding functionality. Step outside to the spacious entertaining verandah, the ideal place to host outdoor gatherings, while overlooking the vast, grass filled backyard. You will also find a single car garage in the backyard, with extra parking in the long driveway - including secure gated parking. 268 Hampstead Road, enjoys proximity to educational institutions like Northfield Primary School and Roma Mitchell Secondary College, ensuring excellent options for families. While Duncan Fraser Reserve offers opportunities for outdoor activities and relaxation. The residence is strategically positioned, providing easy access to essential amenities, making it a home that seamlessly combines comfort with a convenient lifestyle. This is not just a home; it's an invitation to embrace a life of ease and warmth in the heart of Clearview.

Property Features:

- Three-bedroom and one-bathroom home
- All bedrooms have built-in wardrobes, and the master bedroom has a ceiling fan
- The spacious lounge room has a split system air conditioner for climate control
- Combined kitchen and meals area for seamless dining
- The kitchen has an electric stove and easy-care vinyl floors
- The bathroom has a combined shower and bathtub, vanity storage, mirrored cabinets, a separate toilet, and tile floors
- The laundry room has concrete floors and outdoor access
- Blind and curtains fitted throughout the home
- Carpet flooring throughout the lounge room and bedrooms for comfort
- Gas hot water system for instant hot water
- Large entertaining verandah along the back of the home
- Single car garage and ample driveway parking, including secure parking behind gates
- Garden shed in the backyard for a tidy yard space
- Ample grass filled back and front yards

Northfield Primary School is only two minutes away. Currently tenanted for \$460 per week on a periodic lease. Schools: The nearby unzoned primary schools are Northfield Primary School, Blair Athol North B-6 School, Enfield Primary School, Hampstead Primary School, and Hillcrest Primary School. The nearby zoned secondary school is Roma Mitchell Secondary School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Port Adelaide Enfield Zone | GN - General Neighbourhood \\ Land | 790sqm (Approx.) House | 167sqm (Approx.) Built | 1956 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa