

**3/12 Gordon Avenue, Clearview, SA 5085**

**HARRIS**

**Sold House**

Friday, 18 August 2023

3/12 Gordon Avenue, Clearview, SA 5085

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 301 m2**

**Type: House**



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**\$558,888**

Set privately back from Gordon Avenue in a quiet group of just three, this wonderfully maintained detached two-bedroom home offers airy independent living over a fuss-free 301m<sup>2</sup> surrounded by parks and playgrounds in Clearview. Built to a high standard in 2006, enjoy a heritage-inspired villa façade designed to stand the test of time before a modern floorplan with a glorious north-facing open plan living space and private rear courtyard garden. Pass through the welcoming verandah to enter the central hallway onto easy-care tiles. Flanking the hall, both bedrooms are fitted with built-in robes and a cosy thick weave carpet, with a large and bright bathroom including a family-friendly bath, neutral colour palette, and a handy separate toilet, while a well-sized laundry connects directly to the carport. Open plan living will be the scene for weeknight relaxation and weekend leisure alike. Ageless white cabinetry offers plenty of storage and maintains a clean, fresh kitchen look, with updated stainless steel appliances and plenty of bench space. A dedicated dining spot and large lounge allow plenty of room for all your favourite pieces, or perhaps a few new ones! With that favourable northerly orientation, you can enjoy all-day sunshine, with a bounty of windows and glass sliding doors framing the private setting beyond. You've enough lawn for ball games, pets and kids, with a neat, paved patio perimeter and established trees punctuating the lawn. When it's time to really burn some energy, Coleridge Reserve and Playground are directly across the road, as well as the beautiful green expanses of Enfield Memorial Park. From Clearview, it's a breezy commute to the CBD down Hampstead Road, while you're close to local schools, and easy dinners are covered with great takeaway options along nearby Princes Highway. Polished and enduring in style and layout, this offering will please a variety of purposes, from a low maintenance investment, a lock-up-and-leave home base, or a place to settle and bloom in Clearview. More features to love: - Reverse cycle ducted A/C throughout - Secure carport with roller door and further off-street parking - Quality blinds throughout - Ultra-private rear courtyard with good neighbour fencing - Easy local shopping at IGA Hampstead Road, Coles Greenacres, Northpark Shopping Centre and Enfield Plaza - Zoned to Roma Mitchell Secondary College, walking distance to Northfield Primary and within the catchment area for Enfield Folland Park Kindergarten - Easy access to public transport along Hampstead Road - 5km to North Adelaide and just over 7km to the Adelaide CBD Specifications: CT / 5967/426 Council / Port Adelaide Enfield Zoning / GN Built / 2006 Land / 301m<sup>2</sup> Frontage / 3.5m Council Rates / \$1,038.60pa Emergency Services Levy / \$231.75pa SA Water / \$146.65pa Estimated rental assessment / \$450 - \$475 per week / Written rental assessment can be provided upon request Nearby Schools / Northfield P.S, Blair Athol North B-6 School, Enfield P.S, Hampstead P.S, Pooraka P.S, Roma Mitchell Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409