

3/57 Francis Street, Clarence Park, SA 5034



Unit For Sale

Tuesday, 14 May 2024

3/57 Francis Street, Clarence Park, SA 5034

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 97 m2

Type: Unit



Mark Conway
0452584600

\$545,000 - \$599,000

For sale via Expressions of Interest (E.O.I) | Thursday 6 June 2024 5pm (USP) It's little wonder that this delightful solid brick homette is being offered for the first time in 31 years. A brilliant "blue chip" location, together with effortless low maintenance living on one level, means that you too are unlikely to ever want to leave! Perfect for empty nesters or investors, the property exudes understated elegance but would respond beautifully to a cosmetic makeover. Notable design attributes: Solid brick construction in a small, well maintained group of 8 only Spacious bay window living area Adjacent dine with inverter split system aircon plus gas heater Functional kitchen with direct access to the spacious lawned rear yard Two(2) good sized bedrooms with extensive built in robes plus separate linen Separate laundry with direct outside access Separate w/c Secure lock up garage A fortuitous confluence of elegant, low maintenance living in a brilliant location means that this versatile offering is unlikely to last long. Your private viewing is unreservedly recommended. Please phone Mark Conway on 0452 584 600 for further details and to arrange an inspection. Council Rates | \$988.40 pa SA Water | \$TBA pq ESL | \$505 pa Year Built | 1973 Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.