

30 Ripon Road, Clarence Park, SA 5034

HARRIS

Sold House

Thursday, 12 October 2023

30 Ripon Road, Clarence Park, SA 5034

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 404 m2

Type: House



Lincoln Marshall
0407774669

\$1,108,000

With a deceptively spacious footprint, double garage, creature comforts and ultra low-care gardens, all wrapped up in the leafy and highly sought-after Clarence Park; this neat-as-a-pin courtyard home is the logical conclusion for downsizers who refuse to compromise on the things that really matter. Bookended by an ensuited master bedroom that inhales natural light through its bay window, and an open-plan family room that makes its super-functional kitchen the focal point; this move-in-ready home is bright, breezy and comfy from start to finish. In between is a quaint courtyard and two additional bedrooms so you can have the grandkids for sleepovers, work from home or grow a family should this be your first foray into the market. Whatever stage of life you're in, you'll appreciate its ducted temperature control, brand new hybrid flooring, plethora of storage, a separate laundry and a way of life that implores you to lock up and love the amenities on your doorstep. Just 10 minutes from the CBD, less than 15 from the metro coast, and moments from Cabra Dominican College, a short drive from cosmopolitan Hyde Park and the cafes/bars of Goodwood Road and a range of parks/reserves, it's a lifestyle that will never get old. More to love:- Double garage with remote entry- Additional off-street parking- Ensuite and walk-in robe to master bedroom- Brand new flooring throughout- Large main bathroom- Built-in robes to bedroom 2- Ultra low-care landscaped gardens with lawned area to private rear garden- Very secure- Walking distance from public transport- Close to tennis courts and playground- And much more. Specifications: CT / 5418/107 Council / Unley Zoning / SN Built / 1991 Land / 404m² Frontage / 15.24m Council Rates / \$1868.55pa SA Water / \$226.17pq Estimated rental assessment: \$630 - \$660 p/w (Written rental assessment can be provided upon request) Nearby Schools / Black Forest P.S, Edwardstown P.S, Goodwood P.S, Forbes P.S, Unley H.S, Mitcham Girls H.S, Springbank 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