

32 Branson Avenue, Clearview, SA 5085

Boffo

House For Sale

Thursday, 16 November 2023

32 Branson Avenue, Clearview, SA 5085

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 728 m2

Type: House



Paul McIntosh
0447555870

Auction \$695,000

Auction Location: On Site Set on an enviable 728sqm (approximate) corner allotment with North facing rear, this home offers loads of potential for one lucky purchaser! Located in the Port Adelaide Enfield council and zoned General Neighborhood this traditional sized allotment will appeal to buyers on the hunt for fantastic near City living. A spacious, well-loved 1959 built solid brick home is currently onsite. Offering three bedrooms plus home office / fourth bedroom, lounge room, rumpus room and well-equipped kitchen with adjacent meals area, it would respond well to some cosmetic upgrades. With a good-sized rear verandah, fruit trees and significant out buildings including large garage with power, this property is a great choice as a home to move into. Alternatively with the outstanding block dimensions and favorable council zoning this could well be the perfect site to build a dream home or undertake a development project (both subject to consents). All around are high quality new built homes. Some on sub divided blocks and some as single dwellings on traditional sized allotments. Family friendly and vibrant, this is an area that people love to live in! Features that make this home special: - 728sqm corner block (approximate)- 17.06m width (approximate)- 42.82m depth (approximate)- No Easements- Zoned General Neighbourhood- Port Adelaide Enfield Council area- House built 1959 (approximate)- 3 bedrooms- Home office / 4th bedroom- Lounge room- Neat kitchen and bathroom- Rumpus room- Separate laundry- Good sized rear verandah- Instant gas hot water system- Roller shutters to some windows- Single garage with auto roller door and direct internal access- Large double garage plus workshop with power- Fruit trees and veggie patch- Rainwater tank Close to all suburban amenities. Greenacres and Northpark Shopping Centres, Regency Plaza and Sefton Plaza are all close by for your weekly shopping requirements, and local schools such as Prospect North Primary, Our Lady of the Sacred Heart School, Enfield Primary and Hampstead Primary are all easily accessed in the immediate area. Several transport options are just a short walk away. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174