

**34 Frederick Street, Clarence Park, SA 5034**

**NOAKES  
NICKOLAS**

**Sold House**

Thursday, 5 October 2023

34 Frederick Street, Clarence Park, SA 5034

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 349 m2**

**Type: House**



Sam George  
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Zac Watts  
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**\$1,100,000**

Auction on Saturday the 21st of October at 10:30AM (Unless Sold Prior). Constructed to a high standard in 2006 by Built Impressions, this Torrens titled executive residence offers a stylish home base from which to access the best of the city fringe suburbs and CBD in Clarence Park. Behind an impressive entry flanked by two ornamental pear trees and manicured garden beds, the home is comprised of three bedrooms, open plan living, and a fabulous outdoor entertaining space, and presents with undeniable appeal for a variety of life's stages. Enter the hall on to Spotted Gum timber floors to find three double bedrooms lining the hall, each fitted with ceiling fans, plantation shutters and the comfort of carpet. To your right, glass sliding doors open up the space to the picturesque gardens, with a random stone path creating a charming short cut to the rear paved patio. To your left, the main bedroom also offers a walk-in robe and direct access to the main bathroom, styled in a handy three-way configuration to ensure convenience at peak times, and including two sinks, a chic bathtub and semi-frameless shower screen. Continuing down the hall, the third bedroom is fitted with wall-to-wall built-in robes, while the large laundry includes plenty of storage space and external access. Emerge in the open plan living, you'll note again the flawless connectivity between internal and external living, with LED downlights adding extra illumination to the naturally sunny internal living space. A sleek kitchen takes shape between Caesarstone benchtops, more plantation shutters, high quality stainless steel appliances and an abundance of cabinetry, with the spacious dining room ideal for all your winter feasts, and glass sliding doors connecting you to the great outdoors for summer entertaining. Decorative arches and towering bamboo create a green wall of privacy around your private sanctuary, including your very own decadent fully-tiled spa, creating a fantastic place to relax while adding an extra element to your entertaining possibilities. Fenced in with glass and set in a deck, the spa area activates the space further with a lengthy bench seat. Protected by a mood-setting shade sail, a lovely paved patio is made for dining Alfresco, while the contrast between the colours and textures of the garden's greenery and the home's red brick walls creates a wonderful feel. Perfect for the entertainer and the homebody alike, the busy professional looking for a low maintenance home base, the retiree, or even small families, this home has so much to offer on Frederick Street. Ideally located between popular local haunts Sublime and Our Boy Roy, quality coffee and brunch are never far away, while Woolworths and Big W Cumberland Park will cover all your everyday shopping needs. Moments to the cosmopolitan shopping strips of Hyde Park and Goodwood while a speedy commute to the CBD via local trams and trains, you'll love the convenience of life in Clarence Park. More features to love:- Reverse cycle ducted A/C throughout plus ceiling fans to bedrooms- Secure garage and further secure off-street parking behind secure gate- Security screens to front windows- Inground concrete fully-tiled spa- Irrigated front and rear gardens, garden shed and rainwater tank- 6.1kW solar system installed October 2022- Gas hot water system- Zoned to Unley High and Westbourne Park Primary and easy access to Cabra - College and Springbank Secondary College - Easy access to Clarence Park Train Station, East Terrace bus stops and Forestville tram stops- Just over 3km to the Adelaide CBD Land Size: 349sqm Frontage: 15.24m Year Built: 2006 Title: Torrens Council: City of Unley Council Rates: \$1,784 PASA Water: \$348 PQES Levy: \$193 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.