

**34 Melrose Avenue, Clearview, SA 5085**



**House For Sale**

Thursday, 13 June 2024

34 Melrose Avenue, Clearview, SA 5085

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 560 m2**

**Type: House**



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## Auction On-Site Saturday 29th June 3:15pm

Welcome to 34 Melrose Avenue, Clearview! This stunning residence, nestled in the heart of Clearview, embodies the epitome of modern living, offering a seamless fusion of comfort, style, and functionality, set on a generous 560 sqm allotment (approx). Convenience and security are paramount with the double lock-up garage, providing both internal and external access in addition to an alarm system for your piece of mind. Enter the main bedroom and be greeted by a charming bay window that floods the space with natural light, creating a serene and inviting atmosphere. The walk-in wardrobe offers ample storage while the split system air-conditioning ensures personalized comfort year-round. Pamper yourself in the luxurious en-suite, boasting a double shower for a rejuvenating spa-like experience. Bedrooms 2 and 3 are equipped with built-in wardrobes, offering ample storage space while the additional fourth bedroom offers flexibility to accommodate guests, create a home office, or fulfill any other lifestyle requirements. Step into the formal living room, adorned with plush carpeting and sliding doors, creating an inviting ambiance ideal for entertaining guests or unwinding with loved ones after a long day. The heart of the home, the kitchen, is a culinary enthusiast's dream. Equipped with modern appliances including a dishwasher, microwave nook, dual sink, gas cooktop, and oven, along with ample bench space, it provides the perfect canvas for creating gourmet meals and culinary delights. Enjoy year-round comfort with split system air-conditioning in the living area, ensuring a pleasant climate regardless of the season. The three-way bathroom offers convenience and functionality for the whole family, featuring a bath, vanity, shower, and separate toilet. The laundry, with external access and ample linen cupboards, adds practicality to daily living, making household chores a breeze. Tiles throughout high-traffic and main living areas combine durability with effortless style, providing a low-maintenance and visually appealing flooring solution. Step outside to the paved verandah, overlooking the lush grassed backyard, creating the perfect setting for outdoor dining, relaxation, and entertaining. A large, insulated rumpus/man cave provides additional space for recreation, hobbies, or simply unwinding in your own sanctuary. A tool shed and cubby house situated at the rear of the property offer storage solutions and endless possibilities for outdoor enjoyment, catering to the needs of every member of the household. Don't miss the opportunity to make this stunning property your own! Contact us today to arrange a viewing and experience modern living at its finest at 34 Melrose Avenue, Clearview.

- Double lock-up garage with internal and external access
- Main bedroom with bay window, walk-in wardrobe, and en-suite with double shower
- Bedrooms 2 and 3 with built-in wardrobes
- Gas ducted heating and evaporative air con throughout
- Formal living room with plush carpeting and sliding doors
- Well-appointed kitchen with dishwasher, gas cooktop, and ample bench space

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.