

**4/5 Clare Street, Athol Park, SA 5012**



**House For Sale**

Wednesday, 10 April 2024

4/5 Clare Street, Athol Park, SA 5012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Nathan Gherghetta

**\$630,000**

Built in 2010 this modern home is located at the end of a quiet group and conveniently located opposite a reserve. Offering three bedrooms, the master with ensuite and walk in robe, a large living, dining and kitchen area, single car garage with automatic roller door and internal access and a very large rear patio of 7.7m x 3.1m (approx.). Features include: 231m<sup>2</sup> of Land (approx.) 2x split system a/c - one in the main bedroom Stainless Steel oven and gas cooktop Security roller blinds to the front bedroom, bedroom 2 and rear living Single Lockup Garage with Auto Panel Lift Door Currently tenanted \$550 per week until 06/06/2024 Situated in a highly sought after area, close to public transport, shopping, schools and all within 25 minutes to the City. Contact Nathan Gherghetta for further information. Year Built / 2010 (approx.) Council / City of Charles Sturt Title / Community Title Zone / HDN - Housing Diversity Neighbourhood Council Rates / \$1,226.15 p.a. ESL / \$111.95 p.a. Water / \$153.70 + usage p.q. Community Fee / \$180.93 p.q. Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, neither the agent nor vendor guarantee this information. We accept no liability for any errors or omissions. All interested parties should conduct their own due diligence and seek independent advice.