

# 4 St Ninians Road, Clarendon, SA 5157



## Sold House

Friday, 8 December 2023

4 St Ninians Road, Clarendon, SA 5157

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 7712 m2**

**Type: House**



Scott McPharlin

**\$1,118,000**

Please contact Scott McPharlin from Magain Real Estate for all your property advice. With Adelaide Hills living so popular and the trend of young families looking for larger blocks where they can spread out and work from home, this amazing 7700 sqm site could be an amazing opportunity to create a lifestyle for your family second to none. Located in the quiet and picturesque town of Clarendon which is only 10 minutes from Aberfoyle Hub Shopping Centre or Woodcroft Town Centre this great spot gives you country living with city convenience. With the local primary school close by, the world class Bakery, and the classic country 'Royal Oak Hotel' this town has both character and lifestyle to offer any future residents. Zoned District Township it allows for subdivision but councils recommendations are for maybe only 1 into 2. Sewer is available (CWMS), town water and mains electricity meaning you have all the modern conveniences. The property also features an old cottage with a skillion roof extension in need of extensive renovation. In the right hands and with a vision the home may be bought back to life and turned back into a stunning character residence. For more details or a site inspection of the property please phone Scott for a confidential chat as there is no signage at the property. Call now before this amazing opportunity is gone! \*\*All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified\*\* (RLA 222182)