

40 High Avenue, Clearview, SA 5085



Sold House

Tuesday, 20 February 2024

40 High Avenue, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 910 m2

Type: House



David Philpott
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Beverley Philpott
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\$1,045,000

This beautifully updated home, nestled in the highly desirable inner-city suburb of Clearview, offers a modern and stylish atmosphere with its neutral decor and clean lines. Enjoy the tranquillity of the spacious 910sqm allotment, where you can simply move in and start embracing the life that awaits you. The home features a large, naturally lit formal living room and dining area at the front, leading to the updated kitchen with its elegant gloss white cabinets and trendy black hardware. The master bedroom, with its west-facing aspect, is spacious and inviting, complete with built-in robes. Bedrooms two and three are equally comfortable, carpeted and featuring built-in robes. Outdoors includes a secure double, side by side, carport with drive through access to the garage, plus a spacious back yard ready for you to create your own sanctuary. Featuring:- Substantial allotment of 910sqm with a 23.77m frontage (approx.)- Three good size bedrooms; all carpeted with BIRs- Large lounge & formal dining- Updated kitchen with an abundance of cupboard space- Original bathroom with separate shower and bath + separate toilet- Separate laundry- Ducted A/C & wall heater- Gas instantaneous hot water system- Secure double side by side carport with drive through access to the garage- Large rear yard ready and waiting for a revamp (basketball ring and netting are excluded from the sale) This well-maintained home is situated in a prime location, surrounded by a perfect blend of traditional and contemporary residences. Within a short 20-minute drive to the Adelaide CBD, you'll have easy access to all the city has to offer. Clearview, with its close proximity to major shopping centres, has quickly become a sought-after suburb for those looking to embrace the inner-city vibrant lifestyle. Not only is this home conveniently located, but it also boasts a range of nearby amenities. Within walking distance, you'll find Somerset Reserve, Enfield Tennis Club, Enfield Memorial Park and Clearview Bowling Club. Families will appreciate the proximity to Enfield Primary School, St Martin's Primary School, Cedar College and Roma Mitchell Secondary College, all of which are easily accessible in the immediate area. For those who rely on public transport, a short walk to Hampstead Road will connect you to various transportation options. Alternatively, you can explore the cafes and amenities of Lightview, just a stone's throw away. Don't miss out on the opportunity to live in this fantastic home, surrounded by a thriving community and an abundance of conveniences.

SPECIFICATIONS
SCT // 5572/99 Easements // Nil
Zoning // General Neighbourhood Land // 910sqm
Frontage // 23.77m
Built // 1974
Council // City of Port Adelaide
Enfield
Council Rates // \$1,324.80 per annum
Emergency Services Levy // \$149.75 per annum
SA Water // \$175.51 per quarter + usage
Estimated Rent // Written assessment provided upon request

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442