

41 English Avenue, Clovelly Park, SA 5042

GaryJSmith

House For Sale

Thursday, 18 January 2024

41 English Avenue, Clovelly Park, SA 5042

Bedrooms: 3

Bathrooms: 1

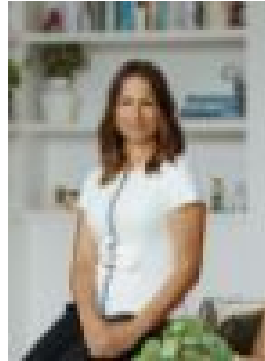
Parkings: 4

Area: 755 m2

Type: House



Chanelle Afs



Belinda Isaacs
0432629575

Contact Agent - Offers Close 30/01 (USP)

Contact Agent - Offers Close 30/01 @ 12pm (USP) This updated 1950's beauty on 755sqms (approx.) offers solid bones to continue on with renovations or a wonderful opportunity to redevelop (Subject to council consents). The attractive original facade is set well back from the road behind a generous front yard, a blank canvas ready for the touch of a green thumb or landscaper. Inside, you'll find easy access to a comfortable carpeted lounge room overlooking the front yard and leading onto an updated open plan kitchen and dining area. Neat and neutral with tiled splashback, plenty of cabinetry and a range hood, the kitchen is perfectly functional with scope for further improvements. Three carpeted bedrooms include a generous front master and each enjoy easy access to the renovated bathroom with large format full-height tiling and w/c. A rear sunroom capitalises on the northerly aspect and overlooks a never-ending backyard with established olive tree where there'll still be plenty of room for a kick and a catch, even after the most sizeable of extensions (STCC). Positioned along arguably one of the most prestigious Avenues in Clovelly Park and with a highly sought north-facing backyard, from here it's an easy stroll to both Rosslyn and Kensington Street Reserves, ALDI, Clovelly Park Primary School and the bus. Expand the radius just a little and you'll find world-class Pasadena Foodland, Flinders University & Medical Centre, Mitchell Park Oval, the train, Westfield Marion and Castle Plaza Shopping Centres and Westminster School. Currently leased at \$600 per week to an excellent tenant until May 2024, you'll have some bonus time up your sleeve for planning. More to mention: - Carport with drive-through access to enormous rear shed/garage + additional tool shed - Split system to lounge room - Separate laundry with second W/C - Less than 10kms to CBD Plenty of potential here. Come and see for yourself. Specifications: CT / 5565/48 Council / City of Marion Built / 1957 Title / Torrens Land / 755sqm (approx) Frontage / 17.37m (approx) Council Rates / \$1,693.81 p/a approx. ESL / \$309.05 p/a approx. SA Water / \$172.44 p/q approx. Gary J Smith You're Home RLA 150557