

**41 Fairview Terrace, Clearview, SA 5085**

**Boffo**

**House For Sale**

Wednesday, 22 May 2024

41 Fairview Terrace, Clearview, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 392 m2**

**Type: House**



Brad Stevens  
0882697711

## **Auction \$595,000**

Auction Location: On Site Step into this delightful refreshed home, originally built circa 1954. Nestled on a corner allotment, this property presents a rare opportunity to own a piece of Clearview evolving landscape. Boasting a maintained 392m<sup>2</sup> (approximate) allotment, this solid brick residence offers three bedrooms and exudes contemporary, timeless appeal. The inside of the home is complete with three well-equipped bedrooms and a light filled lounge and dining room. Enjoy a brand-new kitchen, boasting crisp white cabinetry, gas cooktop, oven, and dishwasher that beautifully complements the original pinewood floors underfoot. Don't miss your chance to make this well-presented and exceptionally refurbished home yours, and become an integral part of the vibrant community of Clearview. Embrace the allure of a bygone era while relishing in the comforts of modern living within this timeless gem. Features that make this home special:- 392m<sup>2</sup> corner block (approximate)- Built in 1954 (approximate)- Three bedrooms with ceiling fans, and bedroom 2 with built-in robes- Charming lounge/meal area with gas heater and brand new split system air conditioner- Brand new kitchen with quality appliances including gas cook top, dishwasher and ample cupboard space- Neutral main bathroom completed with a bathtub/shower- Separate toilet for added convenience- New laundry with ample bench space and cupboard storage- Sunroom- Generous backyard offering ample space for kids and pets to play- Stand-alone carport Close to all suburban amenities. Greenacres and Northpark Shopping Centres, Regency Plaza and Sefton Plaza are all close by for your weekly shopping requirements, and local schools such as Prospect North Primary, Our Lady of the Sacred Heart School, Enfield Primary and Hampstead Primary are all easily accessed in the immediate area. Several transport options are just a short walk away. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174