

41 High Avenue, Clearview, SA 5085



House For Sale

Thursday, 30 May 2024

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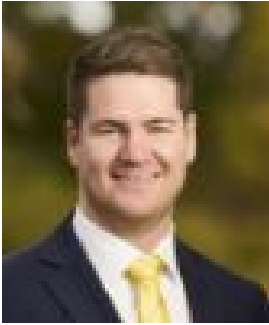
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 352 m2

Type: House



Tim Knowling
0451667360



Andrew Welch
0870821411

Auction Fri 14 Jun at 2:30pm on site

Gracing an easy-to-maintain allotment of approx 352sqm, this very smart courtyard home offering 3 bedrooms, 2 bathrooms, 2 living areas, plus a study, promises a bright blend of easy living and family spaciousness in a popular suburb just 15-minutes from the City. Open and airy, floating timber floors flow through the deceptively spacious floorplan of this semi detached, 2016-built Torrens Titled home. With family living at its heart, the lounge is a perfect space to enjoy some blissful privacy; the home office/study is a welcome bonus for students or those working from home; while the open plan living, dining and kitchen domain is where everyone gathers to relax, dine and entertain family and friends. Extending this living space, bi-fold doors open onto the outdoor entertaining area, where children and pets can play on the adjacent grassed area. Further enhancing the casual living domain, a stylish kitchen boasts a breakfast bar, stainless steel Euro appliances and a walk-in pantry. The main suite accommodates a walk-in robe and ensuite, while the other two bedrooms are both fitted with built-in robes. The family bathroom has a separate shower and spa bath, making it ideal for children. Relish a home environment with other sought-after features, such as:-

- Ducted reverse-cycle air conditioning
- Carpeted bedrooms
- Separate laundry
- Auto-doored single garage with secure internal access
- Additional off-street parking in driveway

The home's seamless design capturing a Western rear garden aspect, enhances easy-living appeal with all amenities in close proximity, including public transport, a selection of local shopping centres (Northpark Shopping Centre, Sefton Plaza & Regency Plaza); recreational/sporting facilities, parks & reserves - the Enfield Memorial Park is just down the road, a picturesque green oasis and focal point for the local community, Somerset Reserve; Enfield Bowling & Tennis Clubs. Plus quality schooling, such as St Gabriel's School, Prospect North Primary, Our Lady of Sacred Heart School, Enfield Primary & Roma Mitchell Secondary College. Surrounded by other stylishly-redeveloped homes, this property will appeal to first home buyers, professionals, families and downsizers alike, and of course, it presents as an excellent investment! It's clearly outstanding value in a great location!

Auction: Friday 14th June at 2:30pm on site
CT: 6135/136
Council: Port Adelaide Enfield
Council Rates: \$1,324.80pa (approx)
Water Rates: \$175.51pq (approx)
RLA 312012