

**43 Claremont Avenue, Netherby, SA 5062**

**Tanner**

**House For Sale**

Thursday, 30 November 2023

43 Claremont Avenue, Netherby, SA 5062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 750 m2**

**Type: House**



Simon Bec Tanner  
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## Auction - \$1,200,000

Nestled in the heart of the esteemed blue-chip suburb of Netherby, surrounded by beautiful homes and tree-lined streets, 43 Claremont Ave is a captivating three- or four-bedroom residence with a double garage, resting on a generous 746m<sup>2</sup> parcel of land. As enchanting as a picture, this home boasts a charming cottage garden setting that is sure to capture your heart. Step into a world of timeless elegance with delightful 1960s features, including cottage windows adorned with shutters, transporting you to an era of classic charm. The fully secure and irrigated established gardens surround the property, creating a tranquil oasis that complements the picturesque facade. Inside, discover a haven of comfort with high ceilings, lovely floorboards, and thoughtful features such as ducted gas heating and ducted evaporative cooling, ensuring year-round enjoyment. The front formal living and dining room, accessed through pretty French doors, offers a perfect retreat with garden views and a functional fireplace. The kitchen and informal dining area exude quaint charm, equipped with a double sink, Bosch dishwasher, five-burner gas cooktop, and ample storage—all while providing delightful garden views. A versatile study, or fourth bedroom if needed, features built-in cabinetry and more enchanting garden vistas. On the upper split level, the spacious master bedroom with large built-in robes welcomes abundant natural light through cottage windows, offering treetop views. Accompanying this sanctuary are a large bathroom and a generous second bedroom also with built-in robes. Descend to the lower level to discover a vast second living room with parquet flooring, French doors leading to a charming courtyard, and the third bedroom along with convenient storage. Completing the picture is the enormous laundry and bathroom with access to the backyard, as well as the double garage with internal access. Modern conveniences include Wi-Fi irrigation, a security system, gas hot water, NBN, and a satellite dish, ensuring all your needs are effortlessly met. Beyond the boundaries of this idyllic property, Netherby stands as a premier location just 5km from the Adelaide CBD, less than 9km from Adelaide Airport, and a short 15-minute drive to the stunning beaches and picturesque Adelaide hills. Morning, afternoon and weekend walks are right at your doorstep with Waite Conservation Reserve literally across the road and Brown Hill creek, just around the corner. Exceptional cafes, restaurants, public transport, quality schools, flagship gym facilities, and shopping precincts are all conveniently close, providing a lifestyle of unparalleled convenience. Perfectly suited for families seeking excellent school options or downsizers yearning for prime location coupled with ample space and gardens for entertaining, 43 Claremont Ave is the epitome of a dream home. Neighbouring Torrens Park, Mitcham, Kingswood, and Highgate, Netherby offers the absolute best of everything Adelaide has to offer. We can't wait to welcome you and showcase the charm and elegance of this delightful residence. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Should the property be scheduled for auction, the Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the office of the agent 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. Specifications: CT | 5139-792 Council | City of Mitcham Zoning | Z5707/ Suburban Neighbourhood Built | 1960 Land | 750m<sup>2</sup> (Approx.) Council Rates | \$3,259.60 p.a. ES Levy | \$123.10 p.a. S.A. Water | \$74.20 p.m. Sewer | \$218.74 p.q. Title | Torrens