

**430A Grand Junction Road, Clearview, SA 5085**



**House For Sale**

Saturday, 2 December 2023

430A Grand Junction Road, Clearview, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 445 m2**

**Type: House**



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## Auction On-Site Saturday 16th December 6:00PM

Packing picture-perfect low maintenance living ideal for first-time buying couples, as well as growing families eager to get their foot in the thriving property market, 430A Grand Junction Road delivers a bright, airy and functional footprint capped off with a beautiful backyard for all the easy indoor-outdoor entertaining you could ask for. Promising wonderful versatility and a comfortable everyday lifestyle, enjoy a lovely formal lounge at entry combined with a light-filled open-plan living, dining and kitchen at the rear giving you lots of options to relax and unwind whether its playtime with the kids or savouring the company of friends. The hugely spacious kitchen invites plenty of room for helping hands as you cook with company, while the nearby lounge sees effortless alfresco flow to a charming undercover zone overlooking a sunny yard where new artificial lawns mean more fun and less upkeep. Together with towering pencil pines, large double garage, and private rear laneway access - there's much more size and space here than first appears. With a familiar 3-bedroom footprint, all with handy built-in robes and the master with clever ensuite access to the neat and tidy main bathroom featuring separate shower and bath, as well as separate WC for added family convenience, this is a modern contemporary home spilling with charm. Well positioned to both the inner and greater northern suburbs to suit a variety of work or life needs, you'll also find a string of leafy parks and reserves just a few streets back, a stone's throw to Northfield Primary, as well as Roma Mitchell Secondary, while a raft of local shopping options including a quick 5-minutes to the vibrant Northgate Village delivers all your daily essentials for welcome lifestyle ease.

**FEATURES WE LOVE**

- Charming modern contemporary property, light-filled and airy throughout with durable hybrid floors, lovely formal lounge at entry and open-plan living and dining social hub at the rear
- Spacious kitchen featuring great bench top space, elegant timber-look cabinetry, large pantry, a new gas cooktop and dishwasher for easy cleaning
- Bright and light master bedroom with ceiling fan, split-system AC, BIRs and ensuite access to the neat and tidy main bathroom featuring separate shower, bath and WC
- 2 additional good-sized bedrooms, both with BIRs and one with AC
- Beautiful all-weather outdoor alfresco area overlooking the sunbathed backyard of new artificial lawns and tall pencil pines for welcome greenery and great space to play
- 6m x 6m double garage with automatic shutter door plus wide double gates with private laneway access
- 6.66kw solar system for reduce energy costs

**LOCATION**

- Close to popular parks and reserves, delicious local eateries and takeaway shops, as well as great public transport options
- Moments to Northfield Primary and Roma Mitchell Secondary for easy morning commutes with the kids
- 5-minutes to the recently redeveloped Northgate Village, and arm's reach to both the greater northern suburbs, as well as thriving family-friendly areas of the inner-north

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Port Adelaide Enfield Zone | GN - General Neighbourhood \\ Land | 445sqm (Approx.) House | 181sqm (Approx.) Built | 2006 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa