

43A William Street, Clarence Park, SA 5034



House For Sale

Thursday, 1 February 2024

43A William Street, Clarence Park, SA 5034

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 353 m2

Type: House



Alistair Loudon
0481361617



Wilson Bock
0438904444

\$950k

Auction Sat, 17th Feb - 10am (usp) Clarence Park's rise is complete. This is the total package for discerning downsizers, professionals and young families in search of a three-bedroom standalone home that doesn't come with the usual laborious upkeep, all wrapped in a city-fringe lifestyle to savour. You'll definitely appreciate the way this stone-fronted bay-windowed beauty channels the character homes of a bygone era and unveils a floorplan fit for modern day demands, combining its two main living zones with an ensuited main bedroom, supremely functional kitchen, alfresco pavilion and a lock-up garage for good measure. Measure the distance from home to the city - and the cosmopolitan precincts (think Unley and Hyde Park), quality schools, public transport options and hidden gems that sit in between - and it will quickly become clear why Clarence Park is now so fiercely sought and tightly held. -?Traditional character facade for gorgeous presence from its quiet street -?Lock-up garage with rear roller door, plus additional off-street parking in front -?Large street-facing lounge room and rear family room/semi open-plan kitchen -?Ultra low in maintenance, inside and out -?Dishwasher and gas cooktop to kitchen -?Ducted temperature control for year round comfort -?Large bay-windowed main bedroom with mirrored built-in robes and ensuite bathroom -?Separate laundry -?Landscaped, secure rear yard with lawned area, tool shed and alfresco pavilion -?Walking distance from public transport -?A stroll from local cafe legend Our Boy Roy and Sublime-?Less than 10 minutes from the CBD-?A short drive from Cumberland Park and Unley Shopping Precincts -?And much more. CT Reference - 5086/920 Council - City of Unley Council Rates - \$1746.55 pa SA Water Rates - \$216.96 pq Emergency Services Levy - \$190.60 pa Land Size - 353m² approx. Year Built - 1993 Total Build area - TBA m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. Ouwens Casserly - MAKE IT HAPPEN™ RLA 286513