

**46 Hillsea Avenue, Clearview, SA 5085**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 3**

**Area: 720 m2**

**Type: House**

**\$681,000**

Say hello to a remarkable opportunity in the sought-after neighbourhood of Clearview, this well constructed one owner 1954 built residence at 46 Hillsea Avenue is ripe for renovation. Set on an expansive 720 sqm\* Torrens Title allotment, this spacious home with the potential for five bedrooms offers a solid foundation for renovation or even development (subject to consents), catering to the needs of a variety of buyers. Upon arrival, you'll be greeted by the charming character facade, exuding an inviting sense of warmth. Step into the formal living room with lofty ceilings, enhanced by a split system air conditioning unit, ensuring year-round comfort. The open kitchen and meals area is a hub of functionality, boasting a generous gas cooktop, vinyl flooring, and an abundance of natural light that streams through, not to mention an impressive & functioning, old-fashioned wooden stove. This space effortlessly caters to both everyday dining and extended gatherings. The flexible layout allows for the creation of a third bedroom on the ground floor or its utilization as a spacious dining room for those special occasions. Two additional well-appointed bedrooms on the ground floor offer ample space and an abundance of natural light. Ascending to the upper level, two more potential bedrooms await. The versatility of this space provides the opportunity to convert one of these rooms into a second living area, a home office, or a games room - perfect for accommodating various lifestyle needs. The large main bathroom is strategically positioned to accommodate the demands of a growing family, complete with a shower, built-in bath, and a separate WC. A capacious laundry and storage area offer practicality and convenience. The expansive backyard provides an ideal canvas for the growing family, with ample space for outdoor activities and the enthusiastic gardener. The undercover carport, lockup garage, and additional parking spaces ensure ample room for vehicles and storage. Don't miss out on the chance to acquire this prime property on Hillsea Avenue. The blend of solid construction and potential for customisation makes this an exceptional opportunity to create your dream family home or explore development possibilities (subject to approvals). Located in a sought-after pocket of Southern Clearview, this property is situated in close proximity to local shops like Enfield Plaza & Northgate Shopping Centre. Not to mention schools and public transport are all close by, offering the ultimate option for convenient living. Check me out:- Torrens Title, 1954 built- Substantial 724 sqm\* allotment - Expansive potential 5 bedroom property - Solid & secure, double brick home- Spacious lounge - Open kitchen & meals area with a large gas cooktop- Formal dining room or 3rd bedroom - Additional spacious two beds with comfy carpeting- Upstairs bedrooms with stunning views - Large main bathroom with built-in bath & separate WC- Large laundry & storage area included - Huge backyard perfect for the growing family - Undercover carport & lockup garage- Minutes from Enfield Primary School, Hampstead Primary School and Saint Paul Lutheran - Less than 10km from Adelaide CBD Specifications: CT // 5667/699 Built // 1954 Land // 724 sqm\* Home // 289 sqm\* Council // City of Port Adelaide Enfield Nearby Schools // Enfield Primary School & Saint Paul Lutheran On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Gabe Titmarsh - 0412 900 907 Gabet@eclipse realestate.com.au RLA 277 085