

47 Hillsea Avenue, Clearview, SA 5085



House For Sale

Tuesday, 21 November 2023

47 Hillsea Avenue, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

Auction Sun Dec 10 at 3pm onsite (USP) Guide \$680k

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=6uoUDsP12aMA>Auction: Sunday the 10th of December 2023 onsite at 3pm (Unless Sold Prior)Price Guide: \$680,000To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this enchanting move-in ready property stacked with classic charm. Are you a first home buyer looking for the perfect start? An investor seeking a lucrative opportunity? Or a young family in search of a spacious and comfortable home? Look no further, because this property is not to be missed!Step through the entry and be captivated by the inviting lounge room adorned with original glass sliding doors, floor to ceiling sheer curtains and new carpet flooring creating a serene and inviting atmosphere while air-conditioning and ceiling fans keep the interior comfortable year round. The kitchen is a bright delight with a gas cooking, double sink, breakfast bar and plenty of storage space within the overhead and under bench cabinetry. The open-plan design seamlessly connects the kitchen to the meals area, which offers direct access to the outdoor verandah - an ideal spot for hosting gatherings as the kids or pets play in the expansive back yard.All three bedrooms run along one side of the floor plan and are fitted with built-in robes while two have ceiling fans. To service them is a central bathroom with a step-in shower, soaking tub, vanity and a separate toilet located off the laundry.There is a double garage with shelves and benches for secure vehicle storage or to work on your next DIY project plus a separate shed to home your tools and toys.Fantastic property features include:- Air-conditioning in the lounge- Ceiling fans in the lounge and two bedrooms- Tri-lock privacy screen security doors- Freshly painted interior- New carpet flooring- Instant gas hot water- Separate garage with lights, shelves and benches- Solid brick construction on a 700sqm easement free block- Plenty of scope to modernise and add instant valueThe location of this property is highly convenient for families, first home buyers, and investors alike. A leisurely stroll from your front door will take you to the nearby Somerset Reserve, Branson Reserve, Enfield Hockey Club and Enfield Tennis Club. For families, Our Lady of Sacred Heart, Enfield Primary School and Saint Paul Lutheran School are within easy reach as is the bustling Northpark and Sefton Park Shopping Centres with everything you could ever need on hand. Easy access to Main North Road and transport links takes the hassle out of your morning commute.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1961 (approx)Land Size / 700sqm (approx - sourced from Land Services SA) Frontage / 15.24m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Port Adelaide EnfieldCouncil Rates / \$1,104 pa (approx)Water Rates (excluding Usage) / \$634.50 pa (approx)Es Levy / \$136.45 pa (approx)Estimated Rental / \$600-\$650pwTitle / Torrens Title 5713/142Easement(s) / NilEncumbrance(s) / NilInternal Living / 80.3sqm (approx)Total Building / 151.3sqm (approx)Construction / Solid BrickGas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/bRTP55>Vendors Statement: The vendor's statement (Form 1) may be inspected at the Edge Realty Office at 5/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.