

47 Scottish Avenue, Clovelly Park, SA 5042



Sold House

Friday, 18 August 2023

47 Scottish Avenue, Clovelly Park, SA 5042

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 415 m2

Type: House



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\$686,000

Discover timeless charm in this beautifully presented c1950's solid brick home where Art Deco features and tasteful updates abound. Situated on a valuable corner allotment of 415m², with dual street access, this charming home ticks all the boxes with abundant natural light and a position that puts you within arm's reach of quality schooling, shopping, and transport, ideal for first-home buyers, investors and small families. Its versatile floorplan will delight with an additional study and sunroom complemented by a new, stylish kitchen offering quality appliances plus generous built-in storage and a paved outdoor entertaining space. Experience comfort and modern conveniences with a character twist with a home that epitomizes a perfect blend of location and lifestyle.- Valuable corner allotment of 415m² (approx) with dual street access- North/South facing orientation; capturing beautiful natural light- Solid brick construction, c1950's with Art Deco features throughout- Brand new kitchen with tiled splashback, electric cooktop & dishwasher- Hardwood floorboards, roller shutters & new carpets in bedrooms- Built-in robes offered in the primary and second bedrooms- Additional study or sun room at the rear, capturing northern sun- Low-maintenance gardens with veggie patch, tool shed and drive-through access- Ideal property for first-home buyers, investors, small families or downsizers- Within easy reach of quality schooling, shopping and transport- Dual-length carport secured by roller door

Important Information: Title: Strata (*No body corporate company, ongoing fees or insurance) Land size: 415m² Build year: c1950 Council: City of Marion Council rates: \$1482.05 p/a SA Water: \$160.16 p/q ESL: \$134.65 p/a Potential rental return: \$535 per week All information has been obtained from sources we deem to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accept any liability for errors, omissions or oversights. Any reference to development, subdivision or renovation is subject to planning consent and any reference to land or building sizes are approximate. It is recommended any interested parties conduct their own due diligence. If this property is scheduled for Public Auction, the Form 1 (Vendors Statement) will be available for 3 business days prior to the Auction at our premises, and for 30 minutes prior to the commencement of the Auction. "stpc" stands for "subject to planning consent" RLA325330.