

**55 George Street, Clarence Park, SA 5034**

**Raine&Horne.**

**Sold House**

Friday, 3 November 2023

55 George Street, Clarence Park, SA 5034

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 938 m2**

**Type: House**



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**\$1,760,000**

Welcome to this rare opportunity to secure your family's future for decades to come in the tightly held suburb of Clarence Park! Presenting an enchanting sandstone fronted bungalow with 5-bedrooms nestled in the heart of one of Clarence Park's most exclusive streets. This spacious and meticulously cared-for home offers a charming blend of character and modern comforts. With a generous 938 sqm (approx.) land size, and enormous living space, there's room for everyone to enjoy. Location is key, and this home doesn't disappoint. George street is one of Clarence Park's finest jacaranda lined streets and is only a stone's throw away from the bustling café's, restaurants and boutique shops of Goodwood Road and the eclectic glamour of King William Road. As you approach the property, you're greeted by a classic return verandah, perfect for sipping your morning coffee or relaxing in the shade and greeting your friendly neighbours. Step inside, and you'll discover the grandeur and character of this home with its tall ceilings and beautiful polished timber hallway and bedroom floors. You'll find 4 large bedrooms inside with tall built-in robes to bedrooms 1 and 3, plus a large formal lounge room with original fireplace. Convert the formal living room into a bedroom for an incredibly rare 6-bedroom home! The light-filled open-plan living and dining area offers a beautiful view of the backyard through the stylish French doors and floor to ceiling windows, creating a perfect setting for gatherings and relaxation, especially with the charming wood-fire heater for those chilly winter nights. Kitchen cabinetry is ample and crafted from beautiful Tasmanian Oak and elegant granite benchtops, you will enjoy any time spent in this space. Boasting two full bathrooms, and a spacious laundry/mud-room with ample storage options both indoors and out, making it easy to keep your living space organized. Modern amenities are all taken care of, including ducted reverse-cycle air conditioning, and ceiling fans to all 4 interior bedrooms, ensuring year-round comfort. Stepping into the backyard you'll find a multi-purpose airconditioned room, perfect as a 5th bedroom, or alternatively a home office/teenagers retreat/rumpus room...the opportunities are endless ...spaces like this are rarely available! The automatic roller door carport provides secure parking for multiple cars and easy access, while the expansive backyard is a true haven. Shed space is extremely generous for storage, tools and as a workshop for all types of DIY projects. There are an incredible 5 water tanks providing 20,000L of rainwater for eco-friendly living, a lush lawn for recreation, and vegetable garden plus raised garden beds for those with a green thumb. All shops, transport and amenities are at your doorstep located just over 10 minutes to Adelaide's vibrant CBD, 15 minutes to the airport, and the stunning Glenelg Beach. Plus, being zoned to the prestigious Unley High School and Westbourne Park Primary School adds an extra layer of appeal, making it an ideal place to raise a family. Don't miss the opportunity to make this charming bungalow your own, and experience the best of suburban living in Clarence Park. This truly is a rare gem in a highly sought-after area. Features we love: - Character charm - 5 bedrooms + living room (5th bed can be Home office/Rumpus room) - Ducted reverse cycle air conditioning - Split system A/C to 5th Bedroom/Home Office/Rumpus room - 2 bathrooms - Gas Water - Fire Places in formal living room and living/dining room - Tasmanian Oak Kitchen with large 5-Burner Gas Stovetop Oven - Security system - 5x Rainwater tanks - 20,000L - 5kw Solar panels - Tall Ceilings - Brand new automatic-roller door - Oversized laundry/mudroom - Car/boat parking space - Stunning location - adjacent Millswood and Kings Park Distance to: - Tram - Stop 6 South Road - 1.9km - Train - Clarence Park Train Station - 950m Zoned for - Unley High School - 4km - Westbourne Park Primary - 1.1km - Pre-School: Clarence Park Community Kindegarten - 0.9km Shops - Woolworths Cumberland Park - 3min drive - BIG W Cumberland Park - 3mins - Mitcham Square Shopping Centre - 7mins - King William Rd, Hyde Park - 5mins - Goodwood Oval - 3mins The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction. \*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.