

6 Homer Road, Clarence Park, SA 5034



House For Sale

Saturday, 25 November 2023

6 Homer Road, Clarence Park, SA 5034

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Josh Gillespie
0424389147

Auction (USP)

Auction - Saturday December 16th at 2:00pm Nestled in a sought-after locale on a generous allotment of approximately 812 sqm (approx), this family home awaits! The warm welcome begins at the inviting grand entry, with original timber floorboards and distinctive character woodwork, exuding a timeless charm. Conveniently situated near schools and amenities, this residence invites you to become a part of Clarence Park's rich history. The master bedroom features a walk-in robe and ensuite, as well as access to a sunroom, an original fireplace and ceiling roses, creating a cozy atmosphere. The second and third bedrooms are thoughtfully designed with large windows and ceiling fans, with one of them having an original fireplace. At the core of this residence, the kitchen beckons, positioned with large windows for natural rays and is equipped with a gas cooktop and oven. The kitchen ensures both functionality and convenience, with optimal storage and enhanced airflow with a ceiling fan. The main tiled bathroom complements the layout, featuring a sink, shower, and toilet. The open-plan living and dining area forms the perfect spot for gatherings, fostering a sense of togetherness. Enhanced for both style and warmth, a designated space in the living area accommodates for gas log fireplace if desired. The room is also fitted with reverse-cycle air conditioning and two ceiling fans, providing an inviting atmosphere for all seasons. Step through expansive bi-fold doors to the lavish outdoor entertainment space, featuring a patio ideally suited for alfresco gatherings. Complete with a ceiling fan, this area offers a delightful setting to enjoy the outdoors. Overlooking the remarkable 10 x 4m tiled pool, with solar heating for added comfort. Enjoy the convenience of dual access, through the bi-fold doors or a dedicated access point leading directly to the pool area. The landscaped backyard beckons with a vast lawn area, an ideal space for children. This property offers 2 sheds, one with concrete flooring, yet both powered for versatility. To ensure safety, a dedicated chook shed is securely fenced off. The enchanting landscaping is complemented by a lush Mulberry tree that provides shelter, creating a serene retreat to savour moments like enjoying your morning coffee while watching the sunrise. Catering to both convenience and security, the property features a spacious long carport capable of holding three cars, with an open backyard area perfect for boat or caravan storage. An additional parking spot is available in the driveway. Enhancing the overall security, the home is fitted with four security cameras, providing optimal peace of mind. Located in beautiful Clarence Park, this property brings the advantage of being zoned for Adelaide High School and Adelaide Botanic High School, offering quality education options. For those who are frequent public transport users, the residence is conveniently situated just a short stroll from Emerson Railway station, providing swift access to the CBD and Glenelg. Additionally, a brief drive will take you to Mitcham Shopping Centre, ensuring easy access to a range of amenities and educational facilities. More reasons to love this home:- Torrens titled- Gated entry into the residence- Original wooden floorboards throughout the home- Sunroom accessible via the master bedroom- Original open fireplaces - 3 bedrooms and 2 bathrooms- Original ceiling roses and cornices- Kitchen with lots of storage and ceiling fan- Spacious main bathroom- Laundry with space for washing machine and dryer- Open living area - space for gas log fireplace - Large 10 x 4m tiled pool, solar heated- Outdoor entertaining area with ceiling fan - Large landscaped lawn area - 2 spacious sheds for storage - Established trees and plants- Quiet street off the main road for easy access everywhere - Zoned to excellent schools- Walking distance to Emerson Railway station Specifications: Lot Size: 812sqm (approx) Council Rates \$2,347.60 p/a Emergency Services Levy: \$239.00 p/a Water & Sewer Rates: \$266.08 p/q (supply only) Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.