

6B English Avenue, Clovelly Park, SA 5042

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 11 June 2024

6B English Avenue, Clovelly Park, SA 5042

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 269 m2

Type: House



Sam George
0400260066



Michael Balawejder
0881663989

\$630K - \$680K

Best Offers By Monday 24th of June at 2pm (Unless Sold Prior). Welcome to 6B English Ave, Clovelly Park. This neat, tidy Community Titled courtyard home is an ideal pick for first homebuyers, investors, downsizers, empty nesters, and families alike. Built in 2002, the property is nestled in a quiet group of six, providing an atmosphere of tranquil comfort. The home's western-facing aspect ensures sun-drenched afternoons, filling the space with a warm glow. With low-maintenance living at its core, the property blends practicality with comfort and style. The open-plan design encourages flowing movement between spaces, while the carpet and floating floorboards add a touch of elegance. The home features three well-sized bedrooms, with built-in robes in the main and second bedrooms. A separate linen closet caters to all your storage needs. The kitchen is sure to inspire your culinary exploits with its convenient breakfast bar providing the perfect place for guests to keep you company. Sliding doors open onto a pergola courtyard teeming with greenery – a perfect place to unwind in the afternoon sun or entertain guests. Conveniently located, it's a short stroll to both the York Ave Reserve and Rosslyn St Reserve. The property is also within school zoning for Clovelly Park Primary and Hamilton Secondary College, making it a great choice for families. With its blend of charm, comfort, and convenience, 6B English Ave is waiting for you to start your next chapter. This could be the perfect home you've been searching for. Key features:- Single garage with additional secure parking - Built-in robes in the main and second bedrooms - Linen closet - Separate laundry- Instant gas hot water- In a group of 6 units, with friendly neighbours - 10km from the Adelaide CBD Land Size: 269.49sqm Year Built: 2002 Title: Community Council: City of Marion Council Rates: \$1310.48 PASA Water: \$75 PQES Levy: \$90 PA Community Rates: \$163 PQ 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 Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.