

**7 Harcourt Avenue, Clovelly Park, SA 5042**



**House For Sale**

Tuesday, 28 May 2024

7 Harcourt Avenue, Clovelly Park, SA 5042

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 418 m2**

**Type: House**



Andrew Boswell  
0410444782



Karen Heuer  
0451277706

**\$725k - \$745k**

Please contact Andrew Boswell and Karen Heuer for all your property enquiries. This charming Torrens titled home features three bedrooms, all equipped with built-in robes. The master also boasts an ensuite bathroom. Main bathroom, and a separate toilet for added convenience service the rest of the home. Enjoy the single garage with a interior privacy door and an additional off-street parking space. Situated directly opposite a beautiful park and large reserve, the location offers easy access to shops and main transport routes to and from the CBD, just around the corner. The home includes a separate formal dining room, and an open plan living, kitchen, and meals area. The spacious kitchen is well-appointed with ample storage and a walk-in pantry. Ducted reverse cycle air conditioning for year round comfort. Additional highlights include a separate laundry and a rear private yard that is low maintenance, featuring both paved and lawned areas. This property is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Vacant possession available from the end of June 2024. Potential rental income of \$580-\$600 per week. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified (RLA 222182)