

72 Collins Street, Clearview, SA 5085

Boffo

Sold House

Wednesday, 13 September 2023

72 Collins Street, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 730 m²

Type: House

\$701,000

Auction Location: On Site Situated on a traditional sized block, at the City end of this in demand suburb in a prime location immediately adjacent Broadview, this property provides plenty of potential. Offering 3 bedrooms, it has an updated kitchen and represents an opportunity to secure a great home to live in while still offering scope to personalise it through cosmetic upgrades. The large 730sqm block (approximately) with dimensions of 16.76m x 43.58m (approximately) has a rear North facing aspect and with a fully fenced backyard and good sized shedding, offers up so much potential for those who have been seeking a place to spread out, let the kids play, engage in hobbies or store caravans/boats. Alternatively buyers will also see it as an excellent investment property and seek to take advantage of the area's historically strong rental demand and capital growth. Some will also consider it as a site to build a dream home or seek to make enquiries on other ways to maximise the potential of the site (subject to consents). Features that make this home special: - Generous master bedroom featuring a mantelpiece and ornate ceiling - Good sized bedrooms 2 and 3, bedroom 2 with robe and ceiling fan - Light filled lounge room with ornate ceiling and split air conditioner - Updated kitchen featuring a stainless-steel oven and ample counter and cupboard space - Neutral main bathroom complete with a bathtub and shower - Separate toilet for added convenience - Valuable laundry space located at the rear of the home - Lobby space providing 2 built-in cupboards - Undercover verandah perfect for hosting family and friends - Generous backyard offering ample space for kids and pets to play - 2x rainwater tanks - Fruit trees - Large garage with automatic roller door - 730sqm of land (approximately) Located conveniently close to all suburban amenities and set amongst a vibrant family friendly local community. Greenacres and Northpark Shopping Centres, Regency Plaza and Sefton Plaza are all close by for your weekly shopping requirements. Local schools such as Prospect North Primary, Our Lady of the Sacred Heart School, Enfield Primary and Hampstead Primary are all easily accessed in the immediate area. Public transport is a short walk to Hampstead Road or Main North Road. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174