

**76 Albert Street, Clarence Gardens, SA 5039**



**House For Sale**

Friday, 29 March 2024

76 Albert Street, Clarence Gardens, SA 5039

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 617 m2**

**Type: House**



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## Auction On-Site Saturday 20th April 1:00PM

Designed equally for domestic bliss as it is for lively entertaining, this magnificent abode in highly prized Clarence Gardens keeps its best for last! A neutral-toned rendered façade accented by fashion-forward plantation-shuttered vertical windows will charm you on arrival but we predict you'll fall ever more in love as you explore this home's feature-filled interior culminating in a private tropical paradise where palm trees gently sway above a timber decked pergola and glass-enclosed swimming pool. A family-friendly floorplan splits four plush carpeted bedrooms, a well-considered full bathroom, and a storage-filled laundry on either side of a sumptuously tiled central passage. Two beds offer built-in robes with the master retreat boasting an enormous walk-through robe into a divine ensuite with a space-enhancing mirror running the length of its showstopping twin vanity. Bookending the generous accommodations is a semi-enclosed, carpeted family room at the front and, out back, an open-concept meals, living and kitchen area - the latter exquisitely appointed with a full suite of mod cons and a trio of pendant lights over its waterfall-edged island-style dining bar - extending through glass bi-fold doors onto a party-ready outdoor pergola and lush gardens. From this lush paradise just 6km from the CBD, every amenity for which Adelaide is renowned - parks, premium schools, and vibrant retail and restaurant precincts - is at your fingertips. A short walk will get you to zoned primary schools, bus stops and a Eucalypt-filled park, while a quick drive will have you arriving at a host of esteemed southside private schools, local supermarkets, and lively city-fringe bar and dining hubs, in mere minutes.

**FEATURES WE LOVE**

- Idyllic position in a tree-lined street inside a popular blue-chip southside enclave
- A light-filled, free-flowing interior with 2 spacious living zones - a carpeted family room overlooking the front garden and a showstopping tiled kitchen, meals and living area at the rear opening through twin bi-fold banks onto an outdoor pergola
- Designer kitchen with generous storage and prep space, an island-style dining bar with a trio of feature pendant lights, a full suite of mod cons including a stainless gas cooktop and dishwasher, mirrored splashback, and a gleaming gooseneck tap over the double sink
- 10m long alfresco entertaining area with sumptuous timber boards underfoot, a lofty gabled roof & tranquil vistas over a lushly landscaped garden and the tempting waters of the inground pool
- 4 carpeted bedrooms: 2 with built-in robes and a spacious walk-through closet into the master bedroom's swish ensuite; just off the entry foyer, the fourth bed could make a practical home office
- Handy backyard access through a drive-through double garage connected inside via a dedicated storage room with loads of closet space
- A thoughtfully designed main bathroom with an open vanity unit servicing the private bathing area with both a shower and tub, and the WC next door
- Dedicated laundry with excellent storage and outside access for quick trips to the line
- Season-sensitive ducted A/C throughout plus bonus ceiling fans in the bedrooms

**LOCATION**

- A breezy 2-minute stroll to the nearest bus stop or 5 to the local footy field and playground
- 5 popular primary schools within 2.5km including Westbourne Park, Black Forest, Colonel Light Gardens, and Edwardstown Primary, the latter only 10 minutes on foot
- 3.8km to Unley High or go private with a sub-10-minute drive to Walford, Concordia, Scotch and Mercedes
- Wrap up your weekly shop fast at Cumberland Park Shopping Centre (4 minutes by car) or make it a fun run with the kids with a visit to vibrant Mitcham Square in 6 minutes
- A smorgasbord of city fringe bars and restaurants are only 3kms away along nearby Goodwood and King William Roads

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Mitcham Zone | SN - Suburban Neighbourhood \ Land | 617sqm (Approx.) House | 293sqm (Approx.) Built | 2011 Council Rates | \$2,763.85pa Water | \$266.08pa ESL | \$556pa