

**76 Kent Avenue, Clearview, SA 5085**



**Sold House**

Sunday, 13 August 2023

76 Kent Avenue, Clearview, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

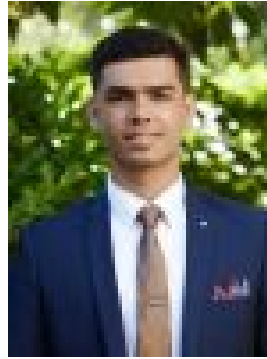
**Parkings: 2**

**Area: 311 m2**

**Type: House**



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**\$835,500**

Embrace a new chapter of contemporary elegance in Clearview, where impeccable design and functionality meet, as you experience the epitome of contemporary family living inside this stunning three-bedroom two-bathroom home. Two levels of immaculately presented spaces await you, with a thoughtfully designed layout that offers the sweet comforts of contemporary easy-care living, completely serviced by ducted air conditioning that keeps you and your loved ones comfortable all year round. Life is sure to centre on the main level, where the open-concept kitchen seamlessly connects to the living and dining areas, bathed in the soft glow of downlights. Here, the home chef will thrive in the spacious kitchen boasting ample bench and cupboard space, a breakfast bar, high-end appliances, and a large butler's pantry that provides an unparalleled culinary experience. For the convenience of your guests, a guest powder room is thoughtfully located on the main level, right of the living area. Adjacent to the butler's pantry is a well-designed laundry area, complete with built-in cupboards and direct access to the garage, perfect for a mudroom where you can shed muddy footwear and store other items before entering, keeping your home neat and tidy. Speaking of the garage, attached to the home is a double-car lockup with two auto-panel lift doors, granting you easy access to the foyer and laundry. Upstairs, you'll find three spacious bedrooms, perfectly positioned away from all the lively activity on the ground level. The master bedroom is elevated with a spacious walk-in robe, a luxurious three-piece ensuite, and access to a private front-facing balcony. Imagine waking up to the peaceful morning scenery unfolding on Kent Avenue or enjoying a relaxing nightcap while gazing up at the starry skies - this is exactly what the balcony offers. The secondary bedrooms come with built-in robes and are conveniently placed next to the well-equipped family bathroom with a shower, vanity, tub and a separate toilet located in the next room. There is considerable potential for the upstairs living room to serve as an additional bedroom, effectively expanding the available sleeping quarters to four.

**WHAT WE LOVE:**

- Three-bedroom two-bathroom home
- The master bedroom boasts a walk-in robe, ensuite and balcony
- Both secondary bedrooms have built-in robes
- Family bathroom with a shower, vanity, tub and a separate toilet
- Ducted air conditioning
- Open-concept kitchen/living/dining areas with downlights
- Western windows that are double glazed, which provides an enhanced level of insulation and noise reduction
- Ample bench and cupboard space and butler's pantry
- Breakfast bar and high-end appliances
- Guest powder room
- Laundry area with built-ins
- Double-car garage with two auto-panel lift doors and access to the foyer and laundry
- Covered rear terrace with a ceiling fan
- Fully fenced backyard with a garden and shed

**LOCATION:**

- Just a short 3-minute commute to St Gabriel's School
- 5-minute drive to Enfield Primary School
- 9.9kms to Adelaide CBD

To the back of the home lies a covered terrace, where you can enjoy alfresco entertaining all year long. Equipped with a ceiling fan, this outdoor oasis invites you to relax and unwind while basking in the tranquillity of your surroundings. This overlooks the fully fenced backyard with a beautifully established garden and a storage shed ready to house all your gardening tools, ensuring your outdoor space remains pristine and organised. Nestled in a prime location, this stunning property is in close proximity to prestigious schools, parks, shopping, dining, and medical services with easy access to Adelaide CBD, you will look no further! Schedule a private inspection today.

**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. Ray White Grange are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.

**Property Details:** Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \\ Land | 311sqm (Approx.) House | 248sqm (Approx.) Built | 2017 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa