

**8 Clara Street, Mansfield Park, SA 5012**

**CENTURY 21**

**House For Sale**

Wednesday, 17 April 2024

8 Clara Street, Mansfield Park, SA 5012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 644 m2**

**Type: House**



Andy Nguyen  
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## AUCTION

Proudly presented to you by your local area specialist, Andy Nguyen of Century21 Property PeopleNestled on a corner allotment, this solid brick home boasts immense potential, offering a blend of comfort and opportunity. With subdivision approval already secured and paperwork in hand, this property presents an enticing investment prospect. Stepping inside, you're greeted by the master bedroom featuring a split system for personalized climate control and elegant floorboards that exude warmth and character. The hallway and living areas are adorned with tasteful tiles, enhancing both aesthetics and practicality. Accommodating family and guests is effortless with two additional bedrooms, each equipped with their own split system and adorned with floorboards for a seamless blend of style and functionality. Outside, the front yard hosts a plethora of fruit trees, adding a delightful touch of nature to the landscape. Embracing sustainability, the property features solar panels, ensuring energy efficiency and reduced utility costs. For added security and convenience, automatic roller shutters adorn the windows, providing peace of mind and privacy. The dining room, adorned with tiles, offers a perfect setting for shared meals and gatherings, while a walk-in air conditioning unit ensures comfort even on the warmest days. Access to the backyard is conveniently provided through the laundry, while a spare storage room offers versatility and organization. Entertaining is a breeze with an undercover carport that doubles as an outdoor entertainment area, providing shelter and space for gatherings year-round. Whether you're seeking a comfortable family home or an astute investment opportunity, this property presents endless possibilities in a coveted location. Conveniently located close to shops, schools, and other amenities

- \*?Solid Double Brick
- \*?Master Bedroom with split system
- \*?Undercover carport for entertainment
- \*?Corner Allotment
- \*?Sub Division approval with paper provided.

Auction The Vendor's Statement (Form 1) will be available for perusal by members of the public:

- (A) at the agent's office for at least 3 consecutive business days immediately preceding the auction and
- (B) at the place of the auction for at least 30 minutes immediately before the auction commences

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