

**8A Byron Avenue, Clovelly Park, SA 5042**

**House For Sale**

Monday, 12 February 2024

8A Byron Avenue, Clovelly Park, SA 5042

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 354 m2**

**Type: House**



Scott Torney  
0416005531

**\$725,000 - \$745,000**

Get ready to move in & enjoy this immaculately presented, 2009 built home that features an impressive & surprisingly spacious floorplan. Conveniently situated to all facilities & only 12km to the Adelaide CBD, this rare opportunity is not to be missed. Step inside and you'll see this home is ready for you to move in & relax. You'll enjoy spacious & light filled, open plan living at the rear comprising of living, dining & kitchen with lofty 2.7m ceilings throughout. The stylish, fully equipped kitchen boasts stainless steel appliances, plenty of storage & a huge central island. This three bedroom design features the master suite at the front of the home complete with walk-thru robes to a generous ensuite bathroom. Bedrooms two & three both feature built-in robes & are situated around a central main bathroom with separate toilet & fully fitted laundry. All of your open plan living spills seamlessly onto two separate outdoor living areas, one a private courtyard from your dining the other a large all weather living area at the rear with an easy care garden that still offers room for kids & pets to enjoy. Added features include ducted reverse cycle heating & cooling, secure lock up garaging with internal access plus a fully paved front yard for additional off street parking & more... All you'll need to do is unpack! Another home proudly presented by Scott Torney. Specifications: CT / Volume 6061 Folio 410 Council / Marion Zoning / Suburban Neighbourhood Built / 2011 Land / 495m<sup>2</sup> (approx) Council Rates / \$392 p/qtr. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.