

**9 Selkirk Avenue, Clearview, SA 5085**



**Sold House**

Monday, 23 October 2023

9 Selkirk Avenue, Clearview, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

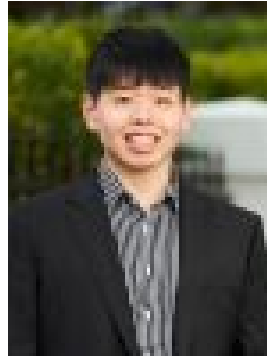
**Parkings: 1**

**Area: 650 m2**

**Type: House**



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**\$722,000**

Freshly updated and swooning in modern feature and finish, this stylish property in the thriving north is picture-perfect for eager couples looking to settle down or growing families keen to plant their feet. Almost unrecognisable from its mid-century footings, 9 Selkirk has been meticulously transformed to deliver a ready-made home primed for all lifestyles. From the lovely, light-filled formal lounge with cosy wall heater inviting wholesome family time, an open and airy kitchen and meals zone that keeps the resident chef in good company while you cook, and a spacious living extension ready for social hangs that flow outside to a huge sunbathed backyard where a lush lawn provides plenty of space for the kids to run and rule or the family pets to happily roam. Along with three supremely spacious bedrooms all with built-in robes, sparkling designer bathroom and family-friendly laundry with additional WC for everyday convenience, as well as sleek floating floors, ambient downlighting and ducted AC throughout - you'll find all your comfort needs met and some. Meanwhile, you'll find a raft of leafy reserves and parks all at arm's reach for easy outdoor fun and adventure, Northfield Primary a stone's throw away for traffic-free morning commutes, and vibrant shopping precincts starting with the recently developed Northgate Village, Sefton Plaza moments further and the hugely popular Prospect Road less than 10-minutes for uber-trendy cafés, restaurants and entertainment options. With all the work taken out of the conversation, all you need to do here is move and start living your new life!

**FEATURES WE LOVE**

- Updated exterior and sparkling modern interior featuring durably hybrid floating floors, LED downlighting, crisp white paint work and ducted AC throughout
- Bright and airy casual meals and kitchen zone featuring good bench top space ready to serve or socialise, abundant cabinetry, in-wall oven and gas cook top
- Lovely formal lounge with wall heater and split-system AC, as well as spacious family room spilling with natural light
- 3 generous double bedrooms, all with BIRs
- Stylish modern bathroom and laundry, also featuring a second WC
- Sunbathed front and backyards for plenty of outdoor play, established fruit trees and handy garden shed
- Large garage, long driveway and high secure front fencing

**LOCATION**

- A short stroll to a range of leafy parks and reserves
- 1km to Northfield Primary and moments further to Roma Mitchell Secondary
- Around the corner from the hugely popular Northgate Reserve and Northgate Village for all your daily essentials
- Close to Sefton Plaza, as well as the vibrant Prospect Road, only 10-minutes to North Adelaide with the CBD just beyond

**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 | Port Adelaide Enfield Zone | GN - General Neighbourhood \\\Land | 650sqm (Approx.) House | 158sqm (Approx.) Built | 1954 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa