

98 Caulfield Avenue, Clarence Gardens, SA 5039



House For Sale

Tuesday, 21 November 2023

98 Caulfield Avenue, Clarence Gardens, SA 5039

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1480 m2

Type: House



Daniel Richardson



Ethan Millen
0452660240

\$1.45m

Auction Sat, 9th Dec - 1.15pm Standing at the heart of two titles spanning some 700sqm each, this stone-fronted 1950's home is a shining beacon of opportunity, whether you enjoy the home for what it is or what could stand in its place on a parcel with dual driveways, a separate self-contained studio and a rear garden setting so tranquil it feels everything but 10 minutes from the CBD. Just like the land it stands on, this double brick 3-bedroom home - featuring a bevy of living zones, high ceilings, polished pine floors, mid-century timber kitchen, bundles of natural light and a rear extension that frames one of the most beautiful gum trees this side of the city - is all about space and freedom. And you have the space and freedom to dream up a world of possibilities; whether it's a value-adding renovation, sub-division or that big, new build; all just 10 minutes from the CBD and moments from schools, top-notch shopping precincts, parks/reserves and public transport. What will it be? Features we love... - Rare development opportunity across two large titles (STCC) - Beautifully presented original stone fronted home, ready to move in or rent out - Separate rear studio with bathroom and kitchenette - Wide frontage with dual driveways - Ultra-flexible floorplan with multiple living zones, including north-facing lounge/dining zones - Rear family room extension - Large, light-filled bedrooms - Mid-century timber features to kitchen and adjacent casual meals zones - High ceilings throughout - Loads of storage and huge separate laundry - Dishwasher - Study zone and walk-in pantry - Ducted temperature control - Off-street parking for multiple cars - Lock-up solid brick garage and storage shed - A short drive from Castle Plaza and Mitcham Square shopping precincts CT Reference - 5270/711 & 5271/532 Council - City of Mitcham Council Rates - \$3,602.70 pa SA Water Rates - \$315.96 pa Emergency Services Levy - \$181.65 pa Land Size - 1,480m² approx. 5270/711 - 16.76m x 44.19m 5271/532 - 16.76m x 44.19m Year Built - 1956 Total Build area - 457m² approx. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 286513