

**99 Caulfield Avenue, Clarence Gardens, SA 5039**

**GaryJSmith**

**Sold House**

Thursday, 16 November 2023

99 Caulfield Avenue, Clarence Gardens, SA 5039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 712 m2**

**Type: House**



Chanelle Ais



Belinda Isaacs  
0432629575

## Contact agent

With an endless north-facing backyard, sophisticated renovations and that timeless Basket Range sandstone frontage, this 1950's beauty sits on 712sqms (approx.) in the crème de la crème of Clarence Gardens locations. Wide, tree-lined and in the fine company of other character homes, it's easy to see why Caulfield Avenue is such a highly-sought spot. And with the work already done, this one will be exceptionally hard to go past. Easily accessible from the entry and central hallway, three well-proportioned bedrooms – including a master with beautiful front yard and street outlook – are serviced by a beautifully upgraded main bathroom. A large lounge offers sliding doors onto a formal dining room adjoining the kitchen – also superbly upgraded, while an enormous rear deck offers the perfect place to unwind, with an uninterrupted view of the kids enjoying that enviable landscaped northerly aspect backyard. The finer points:- Stunning polished Jarrah floors throughout- Ducted reverse cycle air conditioning- Separate laundry with second w/c- Security system- Landscaped front and rear gardens, all fully irrigated- Carport with drive-through access to rear garage/workshop + extra off-street parking. In case you needed any more convincing in regards to location, you'll find local takeaway options at the end of the street (amidst plenty of other Winston Avenue options), Edwardstown Primary School and Goodstart ELC, the popular AA Bailey Reserve & Alexander Ross Reserve all within easy walking distance. Take your pick when it comes to shops, with Castle Plaza, Mitcham Square, Cumberland Park and Pasadena Shopping Centres all within a few kilometres. You'll also find easy access to bus and train transport from this most convenient locale, with easy access to City and sea to boot. If you've got 99 problems, Caulfield Avenue won't be one. Specifications: CT / 5496/315 Council / City of Mitcham Built / 1958 Title / Torrens Council Rates / \$2,012.90 p/a approx. SA Water / \$209.28 p/q approx. ESL / \$406.20 p/a approx. Gary J Smith You're Home RLA 150557