

9A Langdon Avenue, Clarence Park, SA 5034

House For Sale

Sunday, 9 June 2024



9A Langdon Avenue, Clarence Park, SA 5034

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 368 m2

Type: House



Gerry Manning



Steven Lamb

0402036264

Auction- Saturday 15th June 12:00pm

Perfectly positioned in a lush and leafy locale, just a short walk to local cafés and transport links, this delightful Torrens titled courtyard home boasts 3 spacious bedrooms, open plan living, exquisite alfresco entertaining and a bright modern decor that flows effortlessly throughout. Nestled in a low traffic street with a wonderful garden aspect, the home presents a unique opportunity for those who desire a 'lock up and leave' downscale, or the perfect start-up opportunity for younger buyers and investors. A spacious combined living/dining room offers sleek tiled floors, fresh neutral tones, quality window treatments and abundant natural light, creating a comfortable and inviting living space for your everyday relaxation. An upgraded kitchen is adjacent the living space, featuring crisp modern cabinetry, composite stone bench tops, stainless steel appliances, glass hotplates, corner pantry and soft close drawers. Step seamlessly outdoors to a leafy rear courtyard or an upgraded, thoughtfully designed alfresco portico featuring high ceilings, LED downlights and ceiling fan. All 3 bedrooms are neat and tidy, and all featured tiled floors. The main bathroom is centrally located between bedrooms 1 and 2. Bedroom 2 offers a built-in robe, while bedroom 3/study enjoys easy access near living room. Ducted evaporative cooling and a gas space heater will ensure your year-round comfort while a full main bathroom with deep relaxing bath, walk-through laundry and handy 2nd toilet provide valuable utilities. A single garage with auto roller door is nestled behind secure lock-up gates, completing a very attractive upgrade or downscale that will appeal to home buyers and investors alike.

Briefly:

- * Torrens titled courtyard home low maintenance 'lock up and leave' allotment*
- * Great location in a leafy, low traffic street close to local transport links and cafés*
- * Sleek tiled floors, fresh neutral tones and abundant natural light*
- * Generous open plan living/dining room with gas space heater*
- * Upgraded kitchen adjacent the living room*
- * Kitchen features crisp modern cabinetry, composite stone bench tops, stainless steel appliances, glass hotplates, corner pantry and soft close drawers*
- * Lush and leafy rear yard with established gardens and tool shed*
- * Stunning alfresco entertaining area with ceiling fan, LED downlights and tiled floors*
- * 3 spacious bedrooms, all with tiled floors*
- * Bedroom 2 with built-in robe*
- * Bedroom 1 & 2 with easy access to central main bathroom*
- * Bathroom features separate bath and shower and wide vanity*
- * Clever walk-through laundry with exterior access*
- * Handy 2nd toilet near the living area*
- * Single garage with auto roller door*
- * 2.55m ceilings*
- * Ducted evaporative cooling*
- * Land size of approximately 368m²

Perfectly positioned in a delightful, tightly held location only 5 km to the city and within walking distance to local coffee shops and transport routes. Clarence Park train Station is just down the road and bus routes are available on East Avenue and Cross Road. Cumberland Park supermarket complex is just a short walk away, while Castle Plaza is easily accessed. Enjoy strolling amongst the restaurants and boutique shopping of King William Road or duck into the Adelaide Central Market and enjoy fine foods and a great atmosphere. The kids will enjoy quality school zoning to Black Forest Primary, Adelaide High & Adelaide Botanic High Schools. Quality nearby local schools include Cabra Dominican College, Tabor & Emmaus Christian Colleges, Sacred Heart Middle School and Westminster School.

Specifications: CT Reference / 5213/452 Council / City of Unley Zone / Suburban Neighbourhood Year Built / 1994 Land Size / 368 m² approx Council Rates / \$1,690.25 per annum SA Water Rates / Supply \$74.20 & Sewer \$138.15 per quarter + usage Emergency Services Levy / \$186.05 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289

Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289

The property is being offered to the market by way of Auction, unless sold prior. Auction Pricing- At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. RLA 281289.