

**1/25 Churchill Avenue, Clarence Park, SA, 5034**



## **Apartment For Sale**

Wednesday, 14 August 2024

1/25 Churchill Avenue, Clarence Park, SA, 5034

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Spiro Papaemanouil  
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**Opportunity Plus! 2 bedroom homette with additional detached lined shed in this enviable location awaits your vision. Renovate and reap the rewards!**

**\*UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE\***

Auction | Friday 30th August at 12:30pm.

Introducing this amazing opportunity to secure this solid brick Strata Titled homette perfectly located in the heart of Clarence Park. An impressive floorplan consists of large open lounge living and dining boasting large bay window and ample light flooding in. This flows into the separate light filled kitchen ready for redesign. Boasting two good sized bedrooms, a separate walk through laundry, and main bathroom, and garage all under the main roof. The added bonus is a separate detached lined shed/rumpus at the rear adding endless opportunity to this property.

Further features of the property include:

- Bosch Gas hot water system.
- Solar
- Raw timber floorboards through the main living area and bedrooms ready for sanding and polishing.
- Colonial style with decorative cornices.
- Ample garden with plenty of room for entertaining.
- Additional detached lined shed/rumpus with power.

This property is nestled in an area where convenience is of the utmost importance. Enjoy the local café scene and easy access to ever popular eateries and on Goodwood Road, and a short drive to boutique shopping on King William Road, an enviable lifestyle awaits.

Public transport, both train and tram, are located within walking distance. Local shopping centre in Cumberland Park provides all you need including Woolworths, Big W, and speciality stores. Zoned to Unley High School and close proximity to Westbourne Park Primary School further add to the appeal of this property as well as Cabra College.

An amazing opportunity not to be missed!

Council Rates | \$1,197.05 pa

SA Water | \$178.12 pq

ESL | \$142.65 pa

Year Built | 1968

Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you.

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.