

1 Kelway Crescent, Clearview, SA 5085



House For Sale

Wednesday, 10 July 2024

1 Kelway Crescent, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 860 m2

Type: House



Graeme Brown
0882697711



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Auction \$895,000

Auction Location: On Site Superbly located directly across from St Albans Reserve comprising a playground, basketball court and tennis court is this solid brick home, positioned on an expansive 860sqm (approximate) allotment with a wide 17.64m (approximate) frontage and provides plenty of potential for the lucky new owner! Inside, the spacious floor plan provides three good sized bedrooms, two living areas and outside you will love the huge backyard that provides ample room for the kids and pets to play or look at recreating your dream backyard. You might look to make some cosmetic upgrades and add significant value over time or capitalise on the generous frontage to build your dream home or potential for development, equally perfect for investors looking to rent out and reap the rewards. The choice is yours! (subject to all necessary consents). Features that make this home special:- Three spacious bedrooms; bedrooms one and two with built-in robes - Light filled lounge room with heater- Kitchen with gas cooktop and ample counter and cupboard space- Valuable second lounge with outdoor access to the manicured back yard- Bathroom complete with a bathtub - Separate toilet for added convenience- Separate laundry located at the rear of the home with bonus wet room- Pergola, perfect for outdoor entertaining- Expansive backyard offering ample space for kids and pets to play- Rainwater tank and tool shed- Double length carport with roller door- Roller shutters Superbly located only 11.7kms (approximately) from the Adelaide CBD and only minutes away from all the shopping that Lightsview Village, Northgate Shopping Centre and Sefton Plaza has to offer. Within walking distance to local shops, café's and a variety of local parks. Additionally in close proximity to a variety of excellent public and private schools, including St Gabriel's School, Roma Mitchell Secondary College and Northfield Primary School. Public transport is a short walk to Grand Junction Road or Hampstead Road. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174