

111 Caulfield Avenue, Clarence Gardens, SA, 5039

Tanner

House For Sale

Saturday, 10 August 2024

111 Caulfield Avenue, Clarence Gardens, SA, 5039

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Type: House



Simon Bec Tanner
0402292725

A True Family Home for Making Memories That Will Last A Lifetime

With two great sized living areas, as well as an enormous back studio this is a family home you'll fall in love with over and over again.

The light filled open plan kitchen, lounge and dining is a showstopper and flows out onto the alfresco deck overlooking the garden and spa. It's the ultimate entertainer and family home, for dinner parties, birthday parties and Christmas celebrations, this is a place for family and friends to gather and do life together.

With the flexibility of up to six bedrooms including a large back studio and two bathrooms; this solidly built 1956 home is ready for its new owners. Boasting new flooring, new carpets, and even underfloor heating in the main bathroom, you can move in and simply get on with enjoying your new neighbourhood with local cafés and restaurants and beautiful parks all just a short walk away.

6.5KW solar power, with a 10kw Battery will keep the power bills right down, whilst ducted reverse cycle air and two split systems will keep you comfortable all year round. The updated, north facing, open plan kitchen and family room is truly the heart of the home with its huge island bench with stone benchtops, new Smeg gas cooktop and oven, Miele dishwasher, double sink and handy corner pantry all flowing seamlessly to the decked alfresco area and stunning garden beyond.

Electric gates at the front provides lock-up and leave security and means the pets and kids have plenty of space to run around. A handy garden shed and large gated storage area provides ample storage. Around 7kms from the CBD and so close to our beaches, airport, great schools, public transport and shopping; this location is second to none.

Things we love and think you will too:

- The Spa of course; what a great way to finish the day and enjoy the weekends
- Solar with 10kw batter; just what your hip pocket needs with the cost of living
- Two huge living areas; the kids will never want to leave mind you
- The studio; wow it's even got a split system and is easy to retrofit a bathroom if required (stcc)
- Huge off-street parking and secure fencing; can't put a price on peace of mind
- New paint job, flooring and carpets: just move in and enjoy.
- Beautiful, vaulted ceiling deck and outdoor entertaining; bring on Spring and daylight savings
- Established gardens with gorgeous plants and fruit trees front and back; your own oasis

It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725.

Specifications:

CT / 5651/352

Council / Unley

Zoning / SN

Built / 1956

Land / 702m2 (approx)

Frontage / 16.38m

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Edwardstown P.S, Forbes P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S.

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot

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