

# 14 Powell Street, Clare, SA 5453



## House For Sale

Sunday, 23 June 2024

14 Powell Street, Clare, SA 5453

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 689 m2

Type: House



Alison Ward

0417810791

**\$449,000.00**

Welcome to this fabulous solid brick family home on an allotment of approximately 689m<sup>2</sup>. With northerly, elevated views this 3 bedroom home is perfect for the first home buyer, downsizer or investor. A circular driveway from Powell Street provides easy access and it is walking distance to the main street, primary school and town oval facilities. Featuring polished floorboards throughout, the feel is light filled and airy. The open plan living - dining space has full length windows capturing the warm winter sun and overlooks a reserve across the road. A recently renovated galley style kitchen adjoins. Here you will find plenty of bench and storage space as well as access to the adjoining updated laundry. There are three bedrooms with a good sized master featuring built in robes and a split system air conditioner. The bathroom features original retro tiling, a full length bath and separate shower with a modern vanity and updated tapware. Completing the property is an enclosed garage under the main roof. Recently fully painted inside and partially outside this lovely home has been tenanted for several years showing a good return. Tenanted until Dec 24. Sale subject to issue of new Title. A separate allotment (subject to the issue of a New Title) of approximately 900m<sup>2</sup> adjoins at the rear, with access from Houghton Street and is available to purchase by negotiation.