

15 Fairview Terrace, Clearview, SA, 5085



House For Sale

Tuesday, 3 September 2024

15 Fairview Terrace, Clearview, SA, 5085

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Solid Brick Home on Manicured Traditional Large Allotment

Perfectly located on the high side of the road, this solid brick home offers generous living spaces and quality outdoor areas across a flexible 4-bedroom design (or 3 bedrooms and a study).

All 3 primary bedrooms are of good proportion and offer ceiling fans and built-in robes, providing up-to-date amenities for your comfort. The 4th bedroom, or study, adds versatility to the layout. The home boasts new flooring and fresh carpets throughout. A spacious eat-in kitchen provides functional amenities with the original cabinetry plus an upgraded stove. Dual windows allow ample natural light to flow through. Two bathrooms with vanities cater to the busiest of families, and a large laundry, complete with storage cupboards and a wrap-around bench, adds convenience.

A spacious living/dining room, where crisp neutral tones are highlighted by generous windows. Dual sliding doors provide direct access to a full-width rear verandah, overlooking a lush backyard. Entertain outdoors in style while the kids enjoy the adjacent lawn. Mature natives and palms create a picturesque backdrop for outdoor living. A raised deck nestled among the landscaping offers a peaceful retreat for quiet relaxation.

A long 2-car carport with an automatic roller door allows access to an oversized single garage, providing covered off-street parking for up to 3 cars.

Features:

- Manicured gardens and lawns
- 3 bedrooms with ceiling fans and built-in robes, plus a 4th bedroom/study
- Fresh carpets and new flooring throughout
- Large eat-in kitchen with original cabinetry plus upgraded stove
- Two bathrooms with vanities
- Massive living room with large, bright windows
- Full-width, paved outdoor verandah for entertaining
- 2-car carport with auto roller door
- Oversized single garage
- Botanical-style rear yard with lawn and raised deck
- Reverse cycle ducted air conditioning with zone control
- 2.7m ceilings

Perfectly located in the heart of Clearview within walking distance to recreational parks and reserves. St Albans Reserve is a short stroll away, and Enfield Bowling Club is nearby, along with Enfield Memorial Gardens and the Enfield Harriers Athletics Club, featuring an oval, community club, tennis courts, and playground. Northfield Primary, Enfield Primary, and St Gabriel's School are all in the local area.

Quality shopping is available at Enfield Plaza, Northpark Shopping Centre, Regency Plaza, and Sefton Plaza, just down the road, along with the Gepps Cross Lifestyle Shopping Precinct and weekly markets.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property

throughout the active campaign.

Property Details:

Council | PORT ADELAIDE ENFIELD

Zone | TBC

Land | 820sqm(Approx.)

House | 304sqm(Approx.)

Built | 1953

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa