

151 Avenue Road, Clarence Gardens, SA, 5039

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 25 September 2024

151 Avenue Road, Clarence Gardens, SA, 5039

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Sam George
0400260066



Zac Watts
0448217726

A Classic Mid-century Home Awaiting a New Lease of Life.

Auction 13/10 at 10:30am - Unless Sold Prior.

Discover the potential and promise of this classic mid-century home, tucked away in the serene suburb of Clarence Gardens. Zoned Suburban Neighbourhood and with a generous allotment of 807sqm and a 20.42m frontage, this property located at 151 Avenue Road offers an enticing canvas for investors, developers, families, or those looking to upsize for a slice of tranquil suburban living.

Built circa 1950, this spacious residence provides an exciting opportunity for renovation, revitalisation and recreation boasting an abundance of space and functionality. Blending the charm of yesteryear with the chance to add your own modern touches, this is an investment opportunity not to be missed.

Features

- Three generously-sized bedrooms
- Original kitchen complete with gas cooktop and free-standing oven
- Detached rumpus room, perfect for entertaining, a teenager's retreat or an additional bedroom
- Ducted reverse cycle air conditioning for year-round comfort
- Single garage with additional parking for two cars
- Linen closet and ample storage options around the home
- Separate laundry equipped with instant gas hot water system
- Double driveway for convenience and ease of access

Lifestyle

- School zoning for Unley High School, providing excellent education opportunities
- Edwardstown Primary School located just 1.6km away
- AA Bailey Recreation Ground is within walking distance for those who enjoy an active lifestyle
- Close proximity to South Road bus stops and Edwardstown Train Station for easy commuting
- Castle Plaza Shopping Centre for all shopping needs
- Adelaide CBD and Jetty Road Glenelg and beach each just a 10-minute drive away, you have the best of both city and coastal living right at your fingertips

Rates

- City of Mitcham
- Torrens Title
- Council \$1651PA
- SA Water \$354PQ
- ES Levy \$173.95PA

* Currently tenanted until June 2025

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