

32 Gordon Ave, Clearview, SA 5085



House For Sale

Saturday, 29 June 2024

32 Gordon Ave, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 780 m2

Type: House



Harvey Bloomfield
0882694645

AUCTION | Contact Agent

AUCTION | Saturday 20 July 2024 | 11am | On-Site Presenting 32 Gordon Ave Clearview, In the hands of the current owner for the last 69 years, this perfectly positioned property presents a spacious allotment with a wide frontage situated within a pretty, family friendly location! Awaiting a new lease on life, this is the ideal fixer-upper allowing you to bring your own style and vision or presents an exemplary development opportunity to build multiple new dwellings (subject to council consent). Walking distance to renowned schooling options, public transport routes, local conveniences, main arterial roads and the 1947 Coffee Co within the Evergreen Community Precinct. The home's classic layout comprises of three well proportioned bedrooms, a neat centrally located bathroom with separate water-closet, a separate spacious lounge room, an updated and functional kitchen with ample bench/cupboard space, adjacent sun filled dining area, laundry room and a wall mounted air-conditioner in hallway. At the rear you are greeted by a large undercover entertaining area overlooking the picturesque and perfectly manicured gardens. Also outside, access to the large garage/workshop with power connected, a single carport via secure lockable gates, ample off street parking, an updated instant gas hot water system and sound fencing on true boundaries.

AUCTION | Saturday 20 July 2024 | 11am | On-Site Certificate of Title and Form Ones available upon request
Home Built: 1955
Home Construction: Double Brick
Allotment Size: 780m²
Title: Volume 5676 Folio 204
Zoning: GN - General Neighbourhood Council: Port Adelaide Enfield
Ph. 08 8405 6600
Rates: \$ Per year
All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker Prospect takes no liability for any incorrect details. RLA 287 134