

**36A Clearview Crescent, Clearview, SA 5085**



**House For Sale**

Wednesday, 26 June 2024

36A Clearview Crescent, Clearview, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 360 m2**

**Type: House**



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## Auction On-Site USP

Experience modern luxury in this alluring 3-bedroom, 2-bathroom home, complete with a second living space and secure garage parking. This home effortlessly combines contemporary comforts with an inviting design. Upon entering, you're welcomed by warm-tone floating floors that guide you through a naturally lit space, setting the tone for a home that exudes sophistication and elegance. The generous master bedroom takes centre stage at the front of the home with its plush carpeting, ensuite bathroom, and walk-in robe, creating the perfect sanctuary to unwind and rest. Bedrooms 2 and 3 also feature plush carpeting and built-in robes, providing ample storage for easy organisation. Designed for functionality, a second living area or study is nearby and offers versatility for the perfect teenage retreat, work-from-home space or kids' playroom, the opportunities are endless. The main bathroom - centralised for convenience - features a luxurious bathtub, a generous shower, and a separate powder room and toilet for added convenience. The heart of the home is the open-plan living area, where the kitchen shines with its designer features and modern amenities including a dishwasher, gas cooktop and oven. The island benchtop and breakfast bar ensure this space is the ideal location for entertaining guests, enjoying your morning coffee or for those most inclined for culinary adventures. The dining room and main living area are both of generous proportions, offering the ideal location to indulge or simply create priceless family memories. Seamlessly integrated with the indoor living space, the outdoor alfresco area is perfect for hosting gatherings or simply enjoying the outdoors. The backyard features lush grass and a garden bed, ideal for a future vegetable garden. This low-maintenance space offers plenty of room for children to play, pets to roam, or to unwind in your private oasis. FEATURES WE LOVE : - 2017 Build- 3 bedroom, 2 bathroom- Second living space or versatile study - Plush carpets in all bedrooms, floorboards throughout the home- Main bathroom with luxurious bathtub, separate toilet and powder room- Open-plan living area filled with natural light - Zoned ducted reverse cycle throughout- Modern kitchen equipped with dishwasher, gas cooktop, walk-in pantry, and sufficient storage/bench space- Undercover entertaining area overlooking grassy backyard for the kids to enjoy- Plumbed rainwater tank And so much more... The location is unprecedented, surrounded by leafy parks and reserves providing a serene environment. Families can choose from several excellent local schools, such as Northfield Primary, Roma Mitchell Secondary School, Cedar College, St. Gabriel's School, and St. Martin's Catholic School, all conveniently close by. For daily necessities, Northgate Village and Sefton Plaza are just minutes away, and the bustling areas of Prospect Road and North Adelaide are easily accessible. With the CBD only a 10-minute drive away, this home perfectly combines comfort, convenience, and a vibrant lifestyle. Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement. "The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."