

1/53 Francis Street, Clarence Park, SA 5034

Tanner

Unit For Sale

Wednesday, 10 July 2024

1/53 Francis Street, Clarence Park, SA 5034

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Myra Brunning

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Contact Agent

Nestled in a premium location on a quiet tree-lined street, this delightful 2-bedroom unit offers a perfect blend of comfort, convenience, and lifestyle. This home is perfect for first-time buyers, downsizers, investors, or someone looking for a city-fringe base in a prime location. Start your mornings with a coffee from Our Roy Boy, just around the corner, and enjoy the exceptional convenience of being so close to excellent schooling and healthcare services. The vibrant Goodwood and King William Road shopping and restaurant precincts are just a short drive away. As you step inside the home, the original timber flooring throughout adds warmth and character. A generous open-plan kitchen, dining, and lounge area, provides a great space to entertain. The north-facing master bedroom features a spacious wardrobe, providing ample storage. The second bedroom, versatile enough to serve as a home office, opens through French doors to a sizeable garden. This outdoor space is enclosed with a brush fence and mature planting, offering a private retreat with a lovely northern aspect. For parking, there is a secure roller door carport for one vehicle and enough space for a second in the driveway. A separate laundry offers convenient rear access to the carport and side yard, adding to the practicality of the home.

- Only 5kms to the city
- Situated in a small group of only five single level units
- Sizeable & private northern garden
- Walking distance to bus and train services
- Parking for 2 vehicles
- Original timber floorboards
- Spacious kitchen equipped with a gas cooktop and dishwasher
- Gas heating

Zoned for Westbourne Park Primary and Unley High School Don't miss this unique opportunity to secure a charming home in Clarence Park. Specifications: CT / 5034/12 Council / Unley Zoning / EN Built / 1977 Estimated rental assessment: \$470 - \$500 p/w (Written rental assessment can be provided upon request) Nearby Schools / Westbourne Park P.S, Goodwood P.S, Edwardstown P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839