

1 Solent Street, Clarence Gardens, SA 5039

House For Sale

Tuesday, 7 January 2025

NOAKES
NICKOLAS

1 Solent Street, Clarence Gardens, SA 5039

Bedrooms: 3

Bathrooms: 1

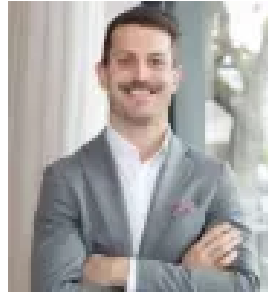
Parkings: 2

Area: 687 m2

Type: House



Zac Watts
0448217726



Sam George
0400260066

Best Offers By 28/1 (USP)

Best Offers By 28/1 at 5pm - Unless Sold Prior
Combining the rarely found formation of sturdy bones and an ample parcel in one of the inner-souths most thriving and sought-after pockets – this c1950s classic holds the exciting key for your next renovation or construction chapter. Blessing its generous allotment with a solid-brick mid-century design, the three-bedroom footprint offers plenty of scope to extend without encumbering the spacious front and rear gardens, ensuring your outdoor haven can be as easy-care or hands on as you wish. A wide street frontage lends itself to great grounds for your future new build, while the desirable inner-south location is not only the perfect neighbourhood to set down forever roots but will also ensure the property is an in-demand rental while you finalise your plans. Footsteps from the amenities of Castle Plaza, recreation of granting AA Bailey Recreation Ground and eclectic cafés of Winston Avenue, while granting central access to both the beach and CBD – this is the exciting new year chapter you've been waiting for.

Features • Dual garaging • Ample additional off-street parking • Built-in robe to master Lifestyle • Footsteps from bus stop, Castle Plaza, AA Bailey Recreation Ground & Winston Avenue's eclectic cafés • Zoned for popular Unley High • Moments to Edwardstown Primary, St. Anthony's & Cabra Dominican College • Just 10-minutes from both the CBD & Glenelg Rates • Council \$1770.70PA • SA Water \$198.34PQ • ES Levy \$161.45PA • City of Mitcham • Torrens Title • Built 1950 • Land size 687sqm • Frontage 27.43m Disclaimer at noakesnickolas.com.au | RLA 315571