

36 Ripon Road, Clarence Park, SA, 5034



House For Sale

Tuesday, 31 December 2024

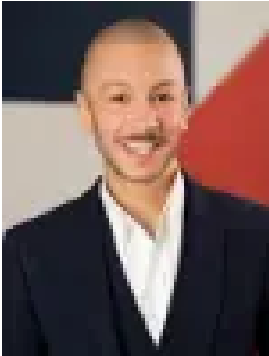
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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Spiro Papaemanouil
0413470745

Torrens Titled 3 bedroom executive home offering low maintenance living over two exciting levels.

With contemporary design philosophy at heart, this executive residence Circa. 2023 is sure to please.

Be impressed at first glance by a commanding front door opening into a void area flooding the entry with light. The ground level hosts the main bedroom with walk-in robe and ensuite, spacious double lock up garage, guest w/c and light filled open plan family room all flowing out to an ideal sized courtyard, perfect for the Sunday afternoon BBQ.

Upstairs boasts an impressive 2nd living zone with wall to wall windows flooding the room with natural light, bedroom 2 and 3 both with built-in robes, and family bathroom with bath.

Further features of the property include:

- Ducted reverse cycle and zoned air conditioning
- Alarm system
- Solar System
- Full sized laundry or larder flowing from the kitchen
- Quality designer Smeg appliances to kitchen (gas hotplate, electric oven and stainless steel dishwasher)
- Stone benchtops to kitchen with generous island
- Heated towel rails
- Heated bathroom flooring upstairs and downstairs.
- Quality window furnishing throughout with impressive plantation shutters to facade facing windows
- Quality oak colour engineered flooring throughout
- 2000l rainwater tank
- Fully landscaped and paved front and rear gardens with irrigation
- Instantaneous gas hot water system with temperature set control
- Centralised wiring for HFC NBN and local area network (LAN)
- LED downlights throughout, and so much more..

This property has not only been built with convenience in mind, however is also nestled in an area where convenience is of the utmost importance. Enjoy the local café scene and easy access to ever popular eateries and on Goodwood Road, and a short drive to boutique shopping on King William Road, an enviable lifestyle awaits.

Public transport, both train and tram, are located within walking distance. Local shopping centre in Cumberland Park provides all you need including Woolworths, Big W, and speciality stores. Zoned to Unley High School and Black Forest Primary School further add to the appeal of this property, as well as close proximity to Cabra College.

Simply move in and start living!

Council Rates | \$462 pq

SA Water | \$232.55 pq

ESL | \$193.35 pa

Year Built | 2023

Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you.

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it

starts.