

45A Somerset Avenue, Clearview, SA, 5085

Boffo

House For Sale

Wednesday, 20 November 2024

45A Somerset Avenue, Clearview, SA, 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Paul Leombruno

Discover the Perfect Blend of Space, Comfort, and Functionality!

Positioned on a 386sqm allotment (approx.), this thoughtfully designed and impeccably presented three-bedroom home is the perfect choice for downsizers, first-home buyers, or savvy investors seeking comfort and potential.

At the heart of the home, a spacious open-plan living and dining area invites natural light and year-round comfort, enhanced by a split-system air conditioner. The adjoining modern kitchen is both practical and stylish, featuring an island bench, gas cooktop, and ample storage perfect for creating delicious meals and memories.

Outside, a generous rear yard awaits, complete with a covered outdoor entertaining area ideal for family gatherings or peaceful retreats. The backyard also boasts a garden shed and a rainwater tank, adding practicality and storage to this already impressive property.

This is your chance to secure a home that combines lifestyle, convenience, and potential.

Features that make this home special:

- Spacious main bedroom complete with built-in robe and ceiling fan
- Bedrooms 2 and 3, bedroom 2 with built-in robe
- Light filled living room with air conditioning, skylight for ample natural lighting and sliding door to outdoor entertaining area
- Stylish kitchen featuring ample cupboard and bench space, gas cook top, dishwasher and breakfast bar
- Well-appointed main bathroom with shower, bath, powder room and separate toilet
- Laundry with linen cupboard
- Expansive backyard with verandah for outdoor entertaining
- Garden shed

Located just a short drive from the vibrant Adelaide CBD, Clearview offers the perfect balance of suburban tranquility and urban accessibility. Residents enjoy a wealth of nearby amenities, including shopping centers, lush parks, and convenient public transport options, making daily life a breeze. For families, Clearview provides access to quality schools, ensuring excellent educational opportunities for children of all ages. With its welcoming community and prime location, Clearview is an ideal choice for those seeking a connected and comfortable lifestyle.

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

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