

**54a Norrie Avenue, Clovelly Park, SA 5042**

**Tanner**

**House For Sale**

Tuesday, 7 January 2025

54a Norrie Avenue, Clovelly Park, SA 5042

**Bedrooms: 3**

**Bathrooms: 2**

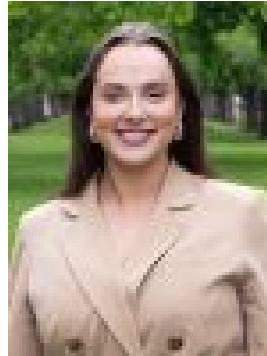
**Parkings: 1**

**Area: 406 m2**

**Type: House**



Lincoln Marshall  
0407774669



Jackie Kennedy  
0404093741

**\$890,000-\$925,000**

Best Offers By 11am Tuesday, 28th January 2025 With security and comfort at the touch of your phone, multiple living zones to call on, a license to entertain outdoors on an irrigated and automated parcel that asks little of you in return, this feature-packed home was simply made for the modern family. And it couldn't be better placed, sitting pretty on a quiet street within close proximity of quality schools, parks/reserves, Flinders Medical Centre and University, Westfield Marion, the metro coast and so much more. Spanning an elongated footprint that travels further than first impressions let on, this free-flowing and light-filled 3-bedroom home utilises its north-south parcel to spacious perfection. Take note of its ensuited main bedroom, the extra-wide hallway, high ceilings, rustic timber floors and a light-grabbing central courtyard that feeds the lock-up garage and doubles up as a safe space for your work trailer. Some of the many features that elevate this 2008-built home. Swing the double doors to instantly close the bedrooms off from the two main living zones of this supremely flexible home, including an open-plan family room bookended by a super-functional kitchen and huge alfresco pavilion with remote-controlled cafe blinds, heater, fan and TV point. If you aren't entertaining guests at home this summer, chances are you're at the beach, making a beeline to McLaren Vale via the Southern Expressway or playing in a nearby park. A home made for getting out and enjoying life. Made for you. More to love: **??**Spacious, flexible floor plan **??**Impeccably presented inside and out **??**Full of natural light **??**Ducted reverse cycle AC with zoning and air touch 4 (smartphone connectivity)**??**Security - Bosch alarm system and wifi security cameras to front and back yards (accessible from anywhere via app)**??**Fully irrigated hanging flower garden, low maintenance gardens to front and rear**??**Newly laid buffalo lawn **??**Timber floors through all living areas **??**New kitchen bench top **??**Dedicated rainwater tank and pump supplying back garden irrigation and toilet cistern**??**Roller shutters to master and bedroom 2**??**Seperate laundry and loads of storage **??**Moments from Castle Plaza**??**Walking distance to 24 hour pharmacy and planned park on Norrie Avenue (as part of Torrens to Darlington tunnel project) Specifications: CT / 6002/836 Council / Marion Zoning / GN Built / 2008 Land / 406m<sup>2</sup> (approx) Frontage / 8.99m Council Rates / \$1730.96 pa Emergency Services Levy / \$148.45 pa SA Water / \$184.34 pq Estimated rental assessment: \$700 - \$730 p/w (Written rental assessment can be provided upon request) Nearby Schools / Clovelly Park P.S, Ascot Park P.S, Marion P.S, Edwardstown P.S, Forbes P.S, Hamilton Secondary College, Springbank Secondary College 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