

**57 East Ave, Clarence Park, SA, 5034**



**House For Sale**

Thursday, 24 October 2024

57 East Ave, Clarence Park, SA, 5034

**Bedrooms: 3**

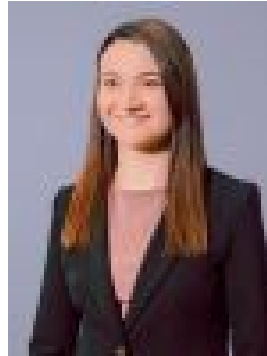
**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Allison Bartlett



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## **Symmetrical Sandstone Fronted Cottage!**

Welcome to this charming 1900s symmetrical sandstone-fronted cottage, set on a fully fenced corner allotment of approximately 349sqm. As soon as you step inside, you will immediately appreciate the character features; the high pressed tin ornate ceilings, multiple fireplaces, hardwood floorboards, and a gorgeous entrance with a leadlight window.

With generously sized rooms throughout and a spacious backyard featuring a beautiful vine-covered pergola, this home offers a blank canvas - ready to move in and enjoy as is or transform into your dream home. Additionally providing ample space to accommodate for plenty of off-street parking in the secure carport or driveway.

Your new home boasts an enviable location in a beautiful tree-lined street and within a short drive to all of the shopping, eating and entertainment options that King William Road and Unley Road and Goodwood have to offer. Additionally, a short distance to a variety of reserves and playgrounds.

Whether you are looking for a home to live in within this in demand area or searching for a quality investment property, then this charming residence could be the one for you.

Features that make this home special:

- Three good sized bedrooms all complete with ceiling fans; bedrooms two and three with feature fireplaces
- Lounge room adjacent kitchen with ceiling fan, heater and air conditioner
- Timber kitchen with gas cooktop, skylight, ample bench and cupboard space and meals area
- Main bathroom
- Separate laundry
- Vine covered pergola, perfect for outdoor entertaining
- Sunny courtyard area
- Garden shed
- Rainwater tank
- Carport with roller door
- Currently tenanted until March 2025

Your new home is delightfully close by to public transport options and only 5.4kms (approximately) to the CBD. A range of amenities are at your doorstep including Cumberland Park shopping mall, Kurralta Central, Castle Plaza and Mitcham Square, restaurants and cafes. Additionally located nearby to many sought-after schools including Black Forest Primary, Edwardstown Primary and Emmaus Christian College.

All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

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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